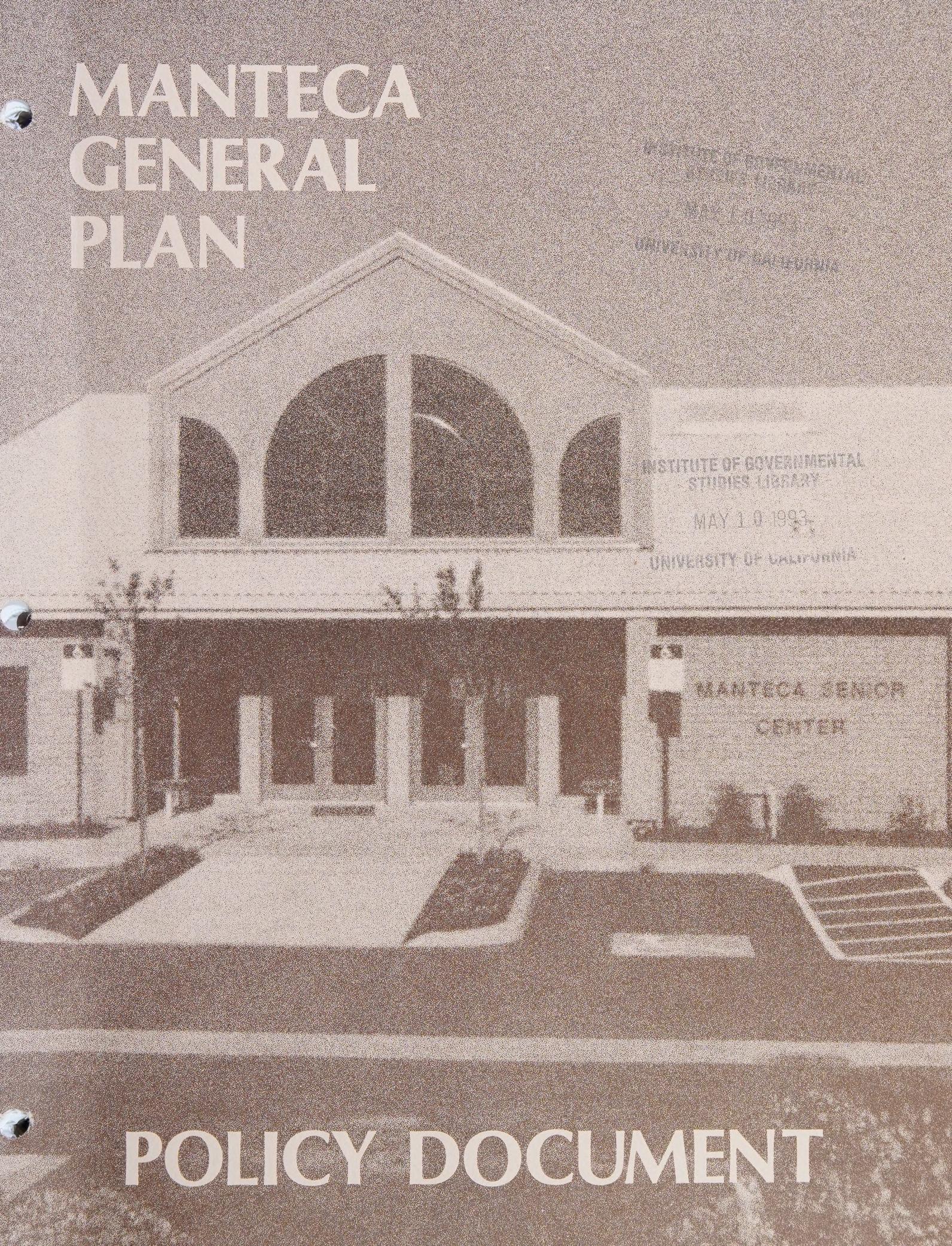


# MANTECA GENERAL PLAN

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## POLICY DOCUMENT



73 00664

CITY OF MANTECA

GENERAL PLAN

POLICY DOCUMENT

Adopted

May 2, 1988



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## INTRODUCTION



## INTRODUCTION

### THE CITY OF MANTECA

Manteca is located near the northern end of the San Joaquin Valley in southern San Joaquin County. Manteca lies 12 miles south of central Stockton, 14 miles northwest of Modesto, five miles northwest of the City of Ripon, three miles east of the unincorporated community of Lathrop, and 14 miles east of Tracy. Seventy-five miles to the northwest lies the city of San Francisco.

State Highway 99 runs north-south through Manteca on the city's east side. Interstate 5, the second principal north-south route through the Central Valley, lies four miles to the west of central Manteca. State Route 120, the principal route from the Bay Area to Yosemite, runs east-west through the southern part of Manteca.

Manteca is surrounded on the north, east, and south by rich agricultural lands. Lands to the west of Manteca are devoted largely to industrial uses. Sharpe Army Depot, occupying approximately 742 acres, lies northwest of Manteca.

Historically, Manteca served as an agricultural service center. While agriculture still plays an important role in Manteca's economy, the city's economic base has become more diversified with the development of industry to the west of town, the establishment of the Sharpe Army Depot, and the influx of Greater Bay Area workers seeking affordable housing.

Employment and population growth in the Tri-Valley area--framed by Pleasanton, Livermore, and Dublin--has been explosive in recent years. Between 1970 and 1985, population and housing in this area nearly doubled, and employment nearly tripled, with greater population, housing, and employment growth still projected. As housing prices continue to escalate in the Tri-Valley area, workers will continue to seek housing in Tracy, Modesto, Ripon, Stockton, and Manteca, placing increasing pressure on the housing stocks of these communities.

Despite its rapid growth in the 1970s and 1980s, Manteca has preserved its small-town, rural atmosphere and continues to fulfill its motto, "the Family City."

### PURPOSE AND NATURE OF THE GENERAL PLAN

A general plan is a legal document, required by state law, which serves as a community's "constitution" for development and the use of its land. It must be a comprehensive, long-term document, detailing proposals for the "physical development of the city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code Sections 65300 et seq.). Time horizons vary, but the typical general plan looks 10-20 years into the future. Like a single frame in a motion picture, the general plan represents, at a given point in time, the city's aspirations for the future.

The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

On the most abstract level, preparing the general plan can be viewed as an activity which sharpens and focuses the many concerns of citizens within the community and provides a structure by which these often conflicting concerns can be forged into a common vision of the future. By bringing attention to the issues facing the community and placing them in an expanded time frame, it helps citizen to see their community as a complex system--a living entity that grows and responds to problems and opportunities--and to guide it along an agreed-upon course.

On a more concrete level, preparing, adopting, and maintaining a general plan serves to:

- o Establish within local government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- o Identify the community's environmental, social, and economic goals;
- o Record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- o Provide citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- o Improve the coordination of community development activities among local, regional, state, and federal agencies; and
- o Establish a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

While the general plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected actions according to the directions set out in the general plan. These various actions rest on two essential powers of local government: corporate and police powers. Using their "corporate power," local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, and parks. Using their "police power," local governments regulate citizens' use of their property through zoning, subdivision, and building regulations in order "to promote the health, safety, and welfare of the public." The general plan provides the framework for the exercise of these powers by local officials.

## PREPARATION OF THE GENERAL PLAN

In May 1985, the City of Manteca initiated a comprehensive revision of its 1980 General Plan.

In August 1985, the Consultant Team hired by the City to prepare the General Plan carried out an identification process consisting of a townhall meeting, interviews with public officials, and written community response forms.

Following the issue identification process, the Consultant Team prepared and published in March 1986 a detailed Background Report describing and assessing existing conditions, constraints, and opportunities in Manteca.

Based on the issue identification process and the Background Report, the Consultant Team, working closely with City staff and a Citizens Advisory Committee, developed a set of four land use options. The four land use options were then assessed for their impacts on and implications for land use, population, housing, traffic, public services and facilities, environmental quality, and economic and fiscal conditions. The land use options and the impact assessment were summarized in an Options Assessment Report published in October 1986.

Following its release, the report was reviewed for the public at a townhall meeting in November 1986 and considered by the Planning Commission and City Council in an extensive set of hearings and workshops. Between November 1986 and February 1987, the Planning Commission met five times to review the Options Assessment Report and receive public testimony.

The City Council in turn held nine meetings between February and April 1987 to review the Options Assessment Report and receive public testimony. On April 19, the City Council made its final recommendation on the preferred land use plan.

Based on the City Council's direction, the Consultant Team prepared the draft goals, policies, and implementation programs constituting the Policy Document of the General Plan. At the same time, the Consultant Team updated the General Plan Background Report and prepared a draft General Plan Assessment Report to meet the requirements of the California Environmental Quality Act and to assess the economic and fiscal implications of the draft General Plan.

The draft General Plan Policy Document, the updated General Plan Background Report, and draft General Plan Assessment Report were released for public review in September 1987. After a joint City Council-Planning Commission study session, four hearings and meetings by the Planning Commission and four hearings and meetings by the City Council between September 1987 and April 1988, the General Plan was adopted on May 2, 1988.

Throughout the general plan revision process the City made every effort to notify the public and community groups of opportunities to be involved in the process. Public hearings were formally noticed in local newspapers; the

City made several direct mailings to Manteca property owners and organizations; and Manteca newspapers regularly carried topical articles on the progress of the general plan revision.

## ORGANIZATION OF THE GENERAL PLAN

The Manteca General Plan consists of two documents: the General Plan Background Report and the General Plan Policy Document. The General Plan Background Report inventories and analyzes existing conditions and trends in Manteca. The Background Report, which provides the formal supporting documentation for general plan policy, addresses ten subject areas: land use; housing; population; economic conditions and fiscal considerations; transportation; public facilities and services; cultural and recreational resources; natural resources; health and safety; and scenic resources and urban design. The Background Report also includes as an appendix the Manteca General Plan Community Concerns Report prepared following the issue identification process carried out in August 1985.

The General Plan Policy Document includes the goals, policies, standards, and implementation programs that constitute the formal policy of the City of Manteca for land use, development, and environmental quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs as they are used in this document.

**Goal** - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy** - A specific statement in text or diagram guiding action and implying clear commitment.

**Standard** - A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

**Implementation Program** - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

The General Plan Policy Document is divided into two main parts. Part I contains diagrams of proposed land use, standards of population density and building intensity for the various land use designations, and an explanation of the application of various land use designations to the territory covered by the diagrams. Part I also contains a diagram describing the proposed circulation system and a set of street standards.

Part II contains explicit statements of goals, policies, standards, and implementation programs. Part II is divided into nine sections roughly corresponding to the organization of issues addressed in the General Plan Background Report. These are: I. Land Use; II. Housing; III. Transportation; IV. Public Facilities and Services; V. Recreational and Cultural Resources; VI. Natural Resources; VII. Health and Safety; VIII. Scenic Resources and Urban Design; and IX. Administration and

Implementation. Several of these sections also include policy diagrams that supplement or interpret the policies, standards, or implementation programs.

The Policy Document also includes an appendix summarizing general plan statistics and holding capacity.

In addition to the Background Report and Policy Document, an Assessment Report analyzing the impacts and implications of the Manteca General Plan was prepared and certified prior to adoption of the plan. The Assessment Report, which is not a formal part of the General Plan, was designed to meet the requirements of the California Environmental Quality Act and to assess the economic and fiscal implications of the General Plan.



## PART I

### LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I describes the General Plan land use diagrams and the Circulation Plan designed to support the proposed land uses.

#### LAND USE DIAGRAMS AND STANDARDS

The Land Use Diagrams depict proposed land use for Manteca and the surrounding area for the year 2005. Land Use Diagram 1 (inserted separately) shows proposed land use for the area within the Primary Urban Service Boundary. Land Use Diagram 2 shows proposed land use for the area within the Secondary Urban Service Boundary. The boundary lines between land use designations are delineated as specifically as possible, in most cases following parcel lines. For the larger undeveloped areas, the boundary lines between land use designations are indicated more generally. These lines may be made more specific by subsequent general plan amendments as more detailed planning is undertaken for these areas.

The following sections describe the land use designations appearing on the land use diagrams, standards of population density and building intensity, and the application of the land use designations to the territory covered by the diagrams.

#### RESIDENTIAL

##### **Very Low Density Residential (VLR)**

This designation provides for single-family detached homes on single lots, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 0.5 to 2.0 dwelling units per gross acre.

##### **Low Density Residential (LR)**

This designation provides for single-family detached and attached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 2.1 to 5.0 dwelling units per gross acre. A residential density bonus of at least 25 percent shall be granted to qualifying developments that reserve units for low and/or moderate income households.

##### **Medium Density Residential (MR)**

This designation provides for single-family and multi-family residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.1 to 9.0 dwelling units per gross acre. A residential density bonus of at least 25 percent shall be granted to qualifying developments that reserve units for low and/or moderate income households.

## High Density Residential (HR)

This designation provides for single-family and multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9.1 to 17.0 dwelling units per gross acre. A residential density bonus of at least 25 percent shall be granted to qualifying developments that reserve units for low and/or moderate income households.

## COMMERCIAL

### Office Professional (OP)

This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed .60.

### Neighborhood-Community Commercial (NCC)

This designation provides for locally- and regionally-oriented retail and service uses, offices, restaurants, service stations, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed 2.00 in the Central Business District area or .60 outside the Central Business District.

### Business-Visitor Services (BVS)

This designation provides for retail, amusement, restaurant, and hotel and motel uses which are oriented principally to highway and through-traffic, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed .60.

### General Commercial (GC)

This designation provides for wholesale, warehousing, and heavy commercial uses, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed .60.

### Commercial Recreation (CR)

This designation provides for commercial recreation uses, campgrounds, amusement parks, recreational vehicle parks, public and quasi-public uses, and similar and compatible uses.

## INDUSTRIAL

### Light Industrial (LI)

This designation provides for industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed .50.

## **Heavy Industrial (HI)**

This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, public and quasi-public uses, and similar and compatible uses. The floor-area ratio (FAR) shall not exceed .50.

## **OTHER LAND USES**

### **Permanent Agriculture (PA)**

This designation provides for agricultural uses (such as vineyards, orchards, row crops), single-family homes, limited industrial uses directly related to agriculture, and similar and compatible uses. Minimum parcel size shall be one acre and residential uses limited to one dwelling unit per parcel.

### **Public and Quasi-Public (PQP)**

This designation provides for government-owned facilities, public and private schools, and quasi-public uses such as hospitals and churches. Residential, commercial, and industrial uses are prohibited.

### **Parks (P)**

This designation provides for existing parks (both improved and unimproved) owned by a public agency. Future parks are allowed in any land use designation.

## **RESERVE DESIGNATIONS**

### **Residential Reserve (RR)**

This designation is applied to areas planned primarily for residential uses beyond the year 2005. No development may occur on lands with this designation before the General Plan is amended to apply a specific land use designation to the area.

### **Light Industrial Reserve (LIR)**

This designation is applied to areas planned primarily for light industrial uses beyond the year 2005. No development may occur on lands with this designation before the General Plan is amended to apply a specific land use designation to the area.

### **Commercial Recreation Reserve (CRR)**

This designation is applied to areas planned primarily for commercial recreation uses beyond the year 2005. No development may occur on lands with this designation before the General Plan is amended to apply a specific land use designation to the area.

## CIRCULATION PLAN DIAGRAM AND STANDARDS

The Circulation Plan Diagram depicts the official classification of existing and proposed streets and roads within Manteca. The following define the various types of roadways in the classification system.

Local Streets provide immediate access to properties, are likely to be discontinuous in alignment, and generally carry very light traffic volumes. Local streets are not officially designated on the Circulation Plan Diagram.

Collector Streets are fed by local streets, provide local circulation options, provide connections to arterials, and generally carry light to moderate traffic volumes. Minor collectors serve limited tributary areas, while major collectors serve larger areas or have more traffic-intensive abutting development, or both.

Arterial Streets are fed by local and collector streets, provide intra-city circulation and connections to the freeway and regional roads, and generally carry relatively heavy traffic volumes.

Freeways are fed by collector and arterial streets, provide inter-city and intra-city travel, provide connections to other regional highways, and are capable of carrying heavy traffic volumes.

Streets and roads in Manteca shall be developed according to the standards depicted in the Street Cross-Sections, except as provided in Section III of Part II.

PART I  
**LAND USE / CIRCULATION DIAGRAMS & STANDARDS**





### CIRCULATION PLAN DIAGRAM

MANTECA  
CALIFORNIA  
General Plan

■ FREEWAY  
 84 ARTERIAL (R.O.W. 65'-110')  
 60 COLLECTOR (R.O.W. 50'-60')  
 □ FUTURE INTERCHANGE  
 □ FUTURE GRADE SEPARATION

(Approximate Locations of  
 Future Alignments Where Dashed)

1/4 Mile  
 1/2 Mile  
 1 Mile  
 Scale in Miles

FUTURE GRADE SEPARATION

FUTURE INTERCHANGE





# MANTECA CALIFORNIA General Plan



## CIRCULATION PLAN DIAGRAM

**FREEWAY**  
 84 ARTERIAL (R.O.W. 65'-110')  
 60 COLLECTOR (R.O.W. 50'-60')

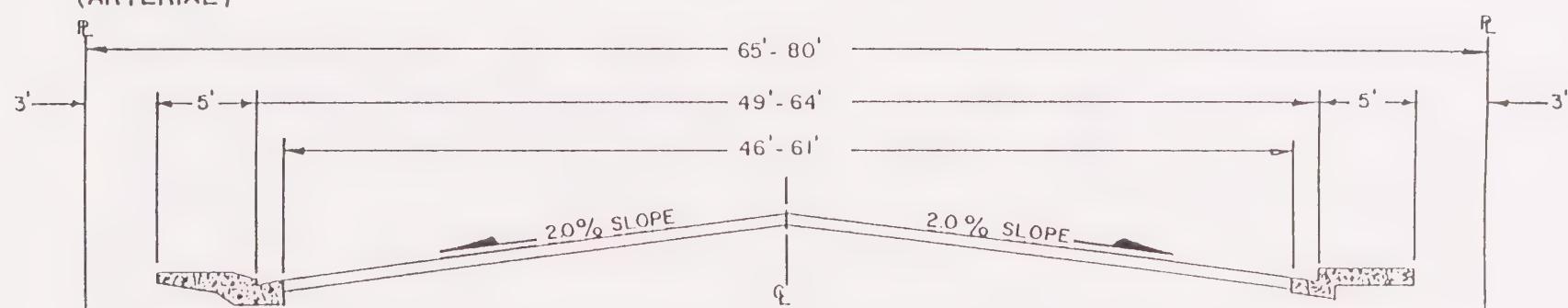
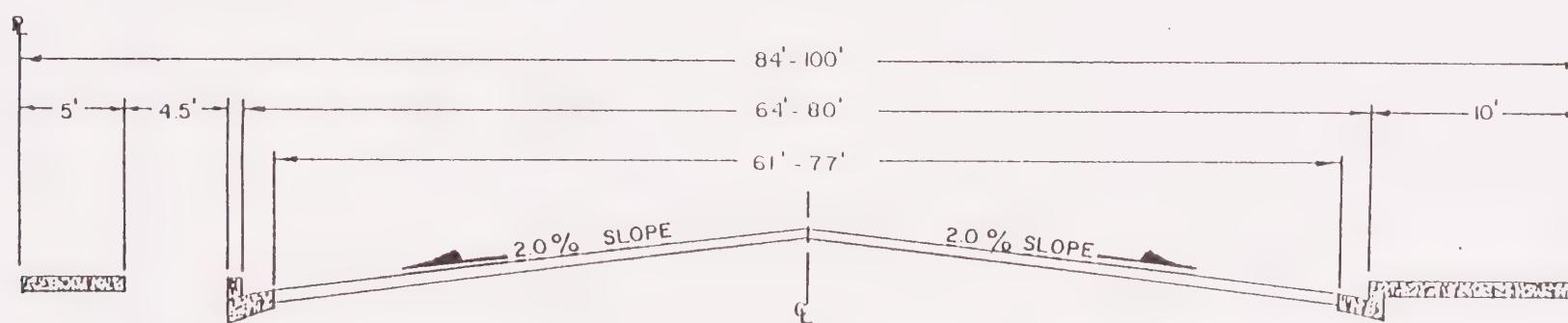
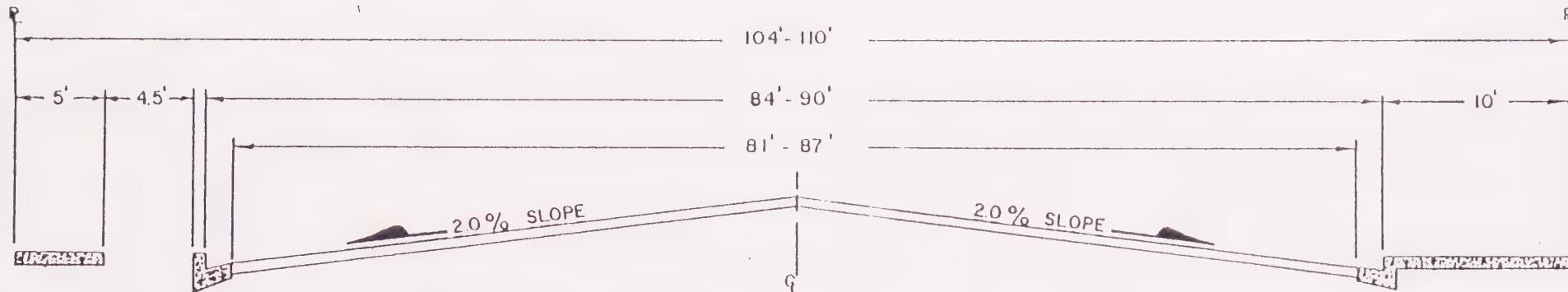
(Approximate Locations of Future Alignments Where Dashed)

FUTURE UPGRADE OF INTERCHANGE OR OVERCROSSING

FUTURE INTERCHANGE

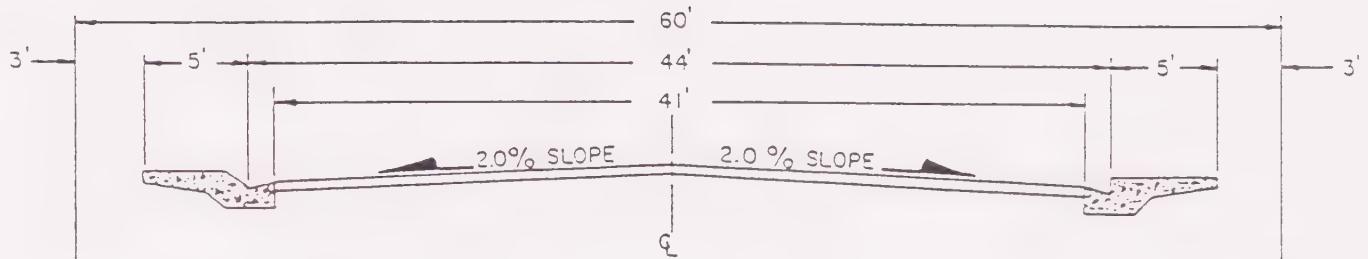
FUTURE GRADE SEPARATION





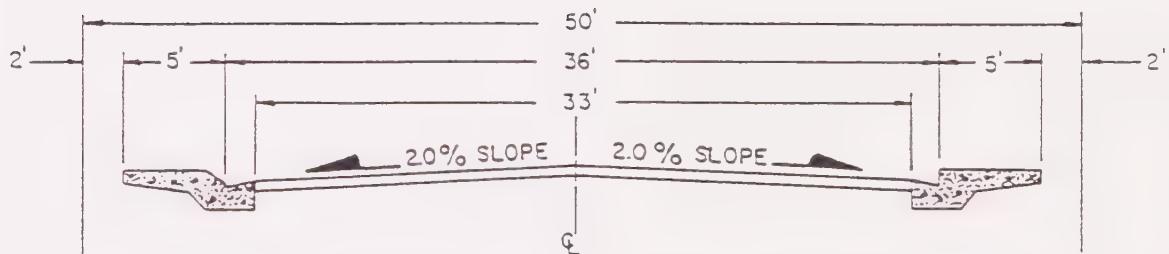
# STREET CROSS-SECTIONS





**SECTION "D"**  
(COLLECTOR)

60' RIGHT-OF-WAY WITH DRIVE-OVER OR VERTICAL CURB  
(THIS CROSS SECTION SHALL BE TYPICAL OF FUTURE 60' STREETS;  
EXISTING 60' STREETS TYPICALLY HAVE 40' PAVEMENT WIDTHS.)



**SECTION "E"**  
(RESIDENTIAL)

50' RIGHT-OF-WAY WITH DRIVE-OVER OR VERTICAL CURB

# STREET CROSS-SECTIONS



**PART II**  
**GOALS, POLICIES, & IMPLEMENTATION PROGRAMS**



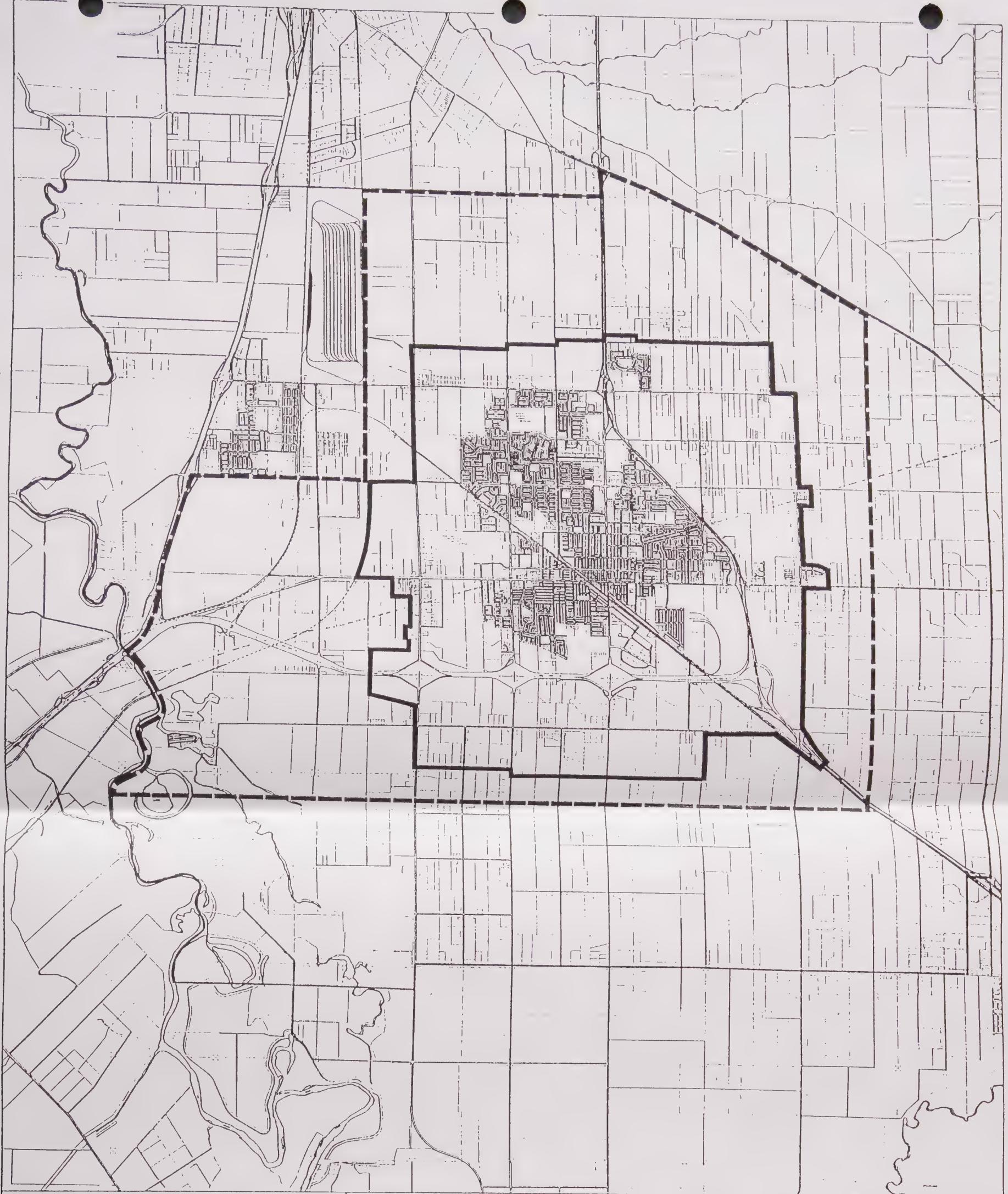
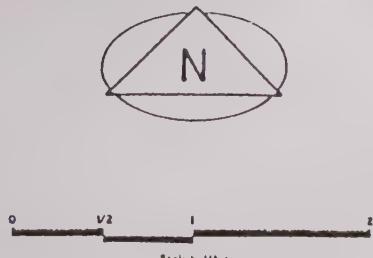


Figure II-1  
URBAN SERVICE BOUNDARIES

MANTECA  
CALIFORNIA  
General Plan



— PRIMARY URBAN SERVICE BOUNDARY  
- - - SECONDARY URBAN SERVICE BOUNDARY



## PART II

### GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

#### SECTION I

##### LAND USE

Goal A: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and the city's ability to assimilate new development.

1. The City shall establish and maintain a Primary Urban Service Boundary line designating lands eligible for annexation and urban development prior to the year 2005 (see Figure II-1).
2. The City shall establish and maintain a Secondary Urban Service Boundary line designating lands eligible for annexation and urban development beyond the year 2005 (see Figure II-1). Lands outside the Primary Urban Service Boundary line, but within the Secondary Urban Service Boundary line, shall not be annexed to the City of Manteca prior to their inclusion within the Primary Urban Service Boundary line.
3. It is the City's policy that all lands within the Primary and Secondary Urban Service Boundary lines to be ultimately developed to urban standards should be developed under the jurisdiction of the City of Manteca and that, pending annexation to the City, all such lands should remain in agricultural, open space, or other low intensity uses. The City shall work cooperatively with the County to ensure that development approved by the County on unincorporated lands within the Primary and Secondary Urban Service Boundary lines is developed according to standards consistent with those of the City of Manteca. The City shall request all proposals for development on unincorporated lands within the Primary and Secondary Urban Service Boundary lines be referred to the City for review and comment prior to formal consideration by the County.
4. The City shall promote growth that recognizes the downtown as the geographic and economic center of Manteca.
5. The City shall give priority to infill development and development contiguous to existing developed areas, whenever practical and in conformance with Goals I.B., I.C., and I.D.
6. The City shall regulate growth in Manteca according to a growth management program that provides for an annual allocation of the amount of development that may occur, given the capacities of City facilities and services and the ability of the community to assimilate new development.
7. The City shall prepare specific plans for new development areas as needed to ensure orderly well-planned growth.

Goal B: To provide adequate land in a range of densities to meet the housing needs of all income groups expected to reside in Manteca, and to regulate residential growth consistent with the capacities of City facilities and services and the ability of the community to assimilate new development.

Policies:

1. The City shall promote the development of affordable housing in all residential land use designations to meet the needs of low- and moderate-income households.
2. Higher density housing shall be located in areas served by the full range of urban services, preferably along collector and arterial streets, and within walking distance of shopping areas.
3. The City shall promote the development of "upper-end" housing in the very low- and low-density residential designations to meet the needs of higher income households.
4. The City shall promote the preservation and protect the integrity of existing stable residential neighborhoods.
5. The City shall establish and maintain a growth management system for residential development that provides for an annual allocation of the number of residential building permits that may be issued, subject to certain exceptions.
6. The City shall designate lands within the Secondary Urban Service Boundary line for residential development beyond the year 2005.

Goal C: To provide adequate land and support for the development of commercial uses providing goods and services to Manteca residents and Manteca's market area.

1. The City shall promote and assist the maintenance and expansion of Manteca's commercial sector to meet the needs of both Manteca residents and those living within Manteca's market area.
2. The City shall promote the establishment, maintenance, and expansion of businesses in Manteca that generate high retail sales taxes as important contributors to the local economy.
3. The City shall promote the downtown as the primary pedestrian-oriented, commercial and financial center of Manteca.
4. New commercial development serving city-wide and regional shopping needs shall be located along major arterials and at the intersections of major arterials and freeways.
5. New business/visitor-serving commercial development shall be located in areas with easy access to freeway interchanges.
6. New commercial development shall be designed to avoid the appearance of strip development.

7. The City and Redevelopment Agency will continue to support the downtown merchants in the improvement of facades, promotion of downtown, and the solution of problems specific to downtown.
8. Redevelopment incentives shall be used judiciously to promote and assist commercial development and revitalization in approved Project Areas and in areas benefitting the approved Project Areas.
9. The City shall monitor commercial development to ensure that a balance is being maintained among residential, commercial, and industrial development.
10. The City shall establish and maintain a growth management system for commercial development that provides for an annual allocation of the amount of commercial development that may be constructed to assure that adequate support facilities and services are available.

Goal D: To provide adequate land for projected light and heavy industrial uses that create jobs and enhance the economy of Manteca.

1. The City shall promote and assist the maintenance and expansion of Manteca's industrial sector.
2. New industrial development shall be located in areas served by full City services or served by suitable facilities approved by the City and located along major arterials with easy freeway access.
3. The City shall continue to support full development of its existing industrial park as the first priority for new light industrial development.
4. Areas to the west of the Primary Urban Service Area boundary, generally north of Yosemite Avenue, shall be designated as light industrial reserve.
5. The City supports the continuation of the Spreckels Sugar operation.
6. The City shall promote the development of clean industries that do not create problems or pose health risks associated with water and air pollution or potential leaks or spills.
7. Redevelopment incentives shall be used judiciously to promote industrial development in approved Project Areas and for projects benefitting approved Project Areas.
8. The City shall monitor industrial development to ensure that a balance is being maintained among residential, commercial, and industrial development.
9. The City shall establish and maintain a growth management system for industrial development that provides for an annual allocation of the amount of industrial development that may be constructed to assure that adequate support facilities and services are available.

Goal E: To provide adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

**Policies:**

1. The City shall designate adequate land, appropriately located, for City, County, and School District facilities.
2. The City shall designate adequate land, appropriately located, for quasi-public uses such as hospitals, churches, and private school facilities and utility uses.
3. In determining appropriate locations for public and quasi-public uses, the City shall consider, among other things, proximity to major street arterials, the cost to develop access to school sites, and the safety of pedestrians and motorists.

Goal F: To provide adequate land for open space as a framework for urban development and to meet the active and passive recreational needs of the community.

**Policies:**

1. The City shall discourage the premature conversion of agricultural lands to urban uses. The City shall promote the continuation of agricultural uses on lands within the Primary and Secondary Urban Services Boundary lines pending their development.
2. The City shall promote the provision of both public and private open space within urbanized Manteca to provide visual contrast with the built-environment and to provide for the recreational needs of Manteca residents.
3. The City shall promote the continuation and expansion of commercial recreation uses at the Oakwood Lake Resort and on adjacent lands.

**IMPLEMENTATION PROGRAMS**

1. The City shall establish and maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur. The growth management system shall have the following objectives:
  - a. Maintain, and where necessary enhance, the community's current public services and facilities;
  - b. Protect against the construction of development projects which will require sewage treatment capacity in excess of that determined available by the City Council;
  - c. Preserve and protect the environment;
  - d. Preserve and protect the quality of life and character of the community;

- e. Provide for the orderly and adequate expansion of the City's housing stock in order to advance regional housing opportunities and to accommodate a reasonable share of expected regional growth;
- f. Provide for the adequate and orderly expansion of the City's commercial and industrial development base in balance with the city's housing stock;
- g. Provide for a balance between multi-family and single-family residential development;
- h. Conserve viable agricultural and open space lands; and
- i. Encourage and facilitate development proposals which accomplish the goals, policies, and programs of the General Plan which cannot be accomplished by zoning alone, including the goals, policies, and programs of the Housing Element to provide affordable and balanced housing.

The growth management system shall include the following features:

- a. Establishment on an annual basis of the maximum number and types of residential, commercial, industrial, and public facility projects that may be approved for a subsequent period, as determined by the City Council, based on the following considerations:
  - i. The goals, policies, and programs of the General Plan including the Housing Element goals, objectives, and programs for affordable housing, housing mix, and jobs/housing balance.
  - ii. The number of projects previously approved but not developed, including exempt projects.
  - iii. The general availability of existing and projected public utilities, facilities, and services.
  - iv. The specific availability of sewage capacity.
  - v. The annual development review report to be drafted by the Staff Review Board and/or Growth Management Committee in order to assist the City Council in their growth management determinations.
  - vi. Comments received at the public hearings held in conjunction with the annual growth determinations.
- b. Exemptions of certain small residential projects from the annual allocations.
- c. A competitive rating system for evaluating and approving developments. Such rating system shall at a minimum include the following general categories of criteria:

- i. Availability of or contribution toward public utilities, facilities, and services.
- ii. Locational factors (infill/redevelopment area).
- iii. Environmental impact.
- iv. Traffic impacts.
- v. Employment impacts.
- vi. Contribution to tax base.
- vii. Response to housing needs specified in the Housing Element.
- viii. Other community benefits.

Responsibility:

City Council  
City Manager  
Planning Department

Time Frame:

FY 87-88; annually thereafter

- 2. The City shall annually monitor and report on implementation of the growth management system and new commercial and industrial development to insure that General Plan objectives for a balanced community are being achieved.

Responsibility:

City Council  
City Manager  
Planning Department

Time Frame:

Annually

- 3. The City shall request the San Joaquin County LACFO to adopt a sphere of influence for Manteca based on the long-term growth plans of the City as reflected in the General Plan goals and policies and proposed land use.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 87-88

4. The City shall review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes:
  - o Ensure consistency with the General Plan in terms of zoning districts and development standards;
  - o Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts;
  - o Establish a separate Central Business District Zoning District.
  - o Provide for density bonuses for projects that reserve units for low and/or moderate income households.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

5. The City shall prepare and adopt specific plans as deemed necessary for new development areas.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

As needed

6. The City shall establish and maintain a Main Street program to promote economic development in the downtown area.

Responsibility:

City Council  
City Manager

Time Frame:

FY 86-87; ongoing



## SECTION II

### HOUSING

#### GOALS AND POLICIES

Goal A: To provide a range of housing types, densities, designs, and prices to meet existing and projected housing needs for all economic segments of the community.

##### Policies:

1. The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth and to achieve residential vacancy rates allowing turnover with relative ease.
2. The City shall regulate the number of housing units approved each year according to a growth management system that reflects the availability of infrastructure, the City's ability to provide public services, housing needs, and employment growth.
3. The City shall seek the annexation of lands within the Primary Urban Service Boundary line at a rate that ensures a continuous supply of appropriately-zoned residential land.
4. The City shall strive to achieve an overall ratio of 80 percent single family to 20 percent multi-family development.
5. The Redevelopment Agency may use its powers as appropriate to acquire and assemble sites for residential development, while minimizing displacement of existing residents.
6. The City shall provide information to the public and developers on approved residential projects and vacant land supply.
7. The City shall use available state and federal funding assistance that is appropriate to Manteca's needs, to develop affordable housing.
8. The City shall utilize available techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable housing.
9. The City shall support the continued use of Section 8 rent certificates by Manteca residents.
10. The City shall promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
11. The City shall ensure that its policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.

12. The City shall grant residential density bonuses for projects that reserve units for low- and/or moderate-income households.
13. The City shall allow mobilehome and factory-built housing that is installed on permanent foundations and that meets all zoning requirements on any residentially-zoned parcel.
14. The City shall explore cooperative efforts with the California Department of Housing and Community Development, the San Joaquin County Housing Authority, and other agencies and organizations to establish low-income housing for special groups such as farmworkers, seniors, the disabled, and the homeless, as needed within the community.
15. The City shall promote homeownership in new housing constructed for low- and moderate-income households.

**Goal B: To encourage the maintenance and continued improvement of the existing housing stock and residential neighborhoods.**

**Policies:**

1. The City shall encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
2. The City shall use state and federal funding assistance to its fullest, if these subsidies exist, to rehabilitate housing. Housing rehabilitation efforts should be given high priority in the use of Community Development Block Grant funds.
3. The City shall give high priority to housing rehabilitation in the use of redevelopment funds and resources to the extent such efforts are needed and are balanced with other redevelopment priorities.
4. The City shall give priority in City housing rehabilitation programs to the downtown area.
5. The City shall support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair.
6. The City shall promote the continued upkeep of existing mobilehome parks.
7. The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
8. The City may allow reconstruction of existing housing in commercial land use designations and zoning districts in the event such housing is destroyed or damaged by man-made or natural disaster.

**Goal C: To ensure the provision of adequate services to support existing and future residential development.**

**Policies:**

1. The City shall work with the Manteca Unified School District to ensure the availability of adequate school facilities to meet the needs of projected households in Manteca.
2. The City shall support the use of Community Development Block Grant and redevelopment funds for the upgrading of streets, sidewalks, and other public improvements in the downtown area.
3. The City shall ensure within fiscal limitations that park and recreation facility acquisitions and improvements keep pace with residential development.
4. The City shall attempt to ensure that housing developments pay their own way in terms of financing public facilities and services.
5. The City shall assess the special needs of young families and the elderly for improved and conveniently located public and private services.

**Goal D: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, sex, and other arbitrary factors.**

**Policies:**

1. The City shall make available to the public information on the enforcement activities of the State Fair Employment and Housing Commission.
2. The City shall support and participate in the fair housing program of the Stockton/San Joaquin Community Housing Resource Board or initiate a fair housing program of its own.
3. The City shall give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with lower incomes.

**Goal E: To encourage energy efficiency in all new and existing housing.**

**Policies:**

1. The City shall promote the use of energy conservation features in the design of all new residential structures.
2. The City shall support the use of weatherization programs for existing residential units.

## IMPLEMENTATION PROGRAMS

1. The City shall revise the Zoning Ordinance to provide for a density bonus of at least 25 percent for projects in all residential zoning districts if the project reserves at least 25 percent of its units for low- or moderate-income households, or at least 10 percent of its units for lower income households, or at least 50 percent for qualifying senior citizens. The City shall work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units over a stipulated period of time. The City shall seek Housing Authority administration of the reserved units. As an alternative, the City may work through the Manteca Housing Authority in developing guidelines and administering the density bonus program.

Responsibility:

City Council  
Planning Department  
Manteca Housing Authority

Time Frame:

FY 88-89

2. The City shall prepare and maintain a current inventory of vacant residentially-zoned parcels (associated development potential) and a list of approved residential projects and shall make this information available to the public and developers. The City shall update the inventory and list at least annually.

Responsibility:

Planning Department

Time Frame:

FY 88-89; ongoing

3. The City and Redevelopment Agency shall pursue all available and appropriate state and federal funding sources to support the efforts of the public and developers to meet new construction and rehabilitation needs of low- and moderate-income households. The City will periodically update and review Appendix II-A, Available Housing Programs, in the General Plan Background Report to identify appropriate funding sources to meet Manteca's needs.

Responsibility:

City Council  
Redevelopment Agency  
Planning Department

Time Frame:

Ongoing

4. The City and Redevelopment Agency may use Community Development Block Grant funds and tax increment revenues to subsidize on- and off-site infrastructure improvements for lower-income housing projects.

Responsibility:

City Council  
Redevelopment Agency

Time Frame:

Ongoing

5. The Redevelopment Agency may use its powers and revenues to assemble parcels and sell land to developers of lower-income housing projects at reduced costs.

Responsibility:

Redevelopment Agency

Time Frame:

Ongoing

6. The point rating system of City's growth management program shall include special incentives for the inclusion of housing affordable to low- and moderate-income households and qualifying seniors in residential projects.

Responsibility:

City Council

Time Frame:

FY 87-88; ongoing

7. In special circumstances, the City may waive City development fees for housing projects affordable to lower-income households.

Responsibility:

City Council

Time Frame:

Ongoing

8. The City may utilize available techniques, such as mortgage revenue bonds or other mortgage-backed securities, to develop affordable ownership and rental housing.

Responsibility:

City Council

Time Frame:

Ongoing

9. The City shall amend the Zoning Ordinance to provide for the development of mobilehomes and mobilehome parks in all residential zoning districts.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

10. The City may utilize its Housing Authority powers in conjunction with the City's municipal powers and with Redevelopment Agency powers to promote the development and maintenance of housing affordable to low- and moderate income households.

Responsibility:

City Council  
Redevelopment Agency  
Housing Authority

Time Frame:

Ongoing

11. The City may consider allowing mixed residential-commercial projects in commercial designations and zoning districts.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

12. In periodically revising the City's permit processing and development fee structure, the City shall evaluate the effect of the existing and proposed rates on the cost of new housing.

Responsibility:

Public Works Department  
Planning Department  
Finance Department

Time Frame:

Ongoing

13. The City shall post and distribute information on the enforcement program of the State Fair Employment and Housing Commission and the services of the Stockton/San Joaquin Community Housing Resource Board.

Responsibility:

Planning Department

Time Frame:

Ongoing

14. The City shall contract with the Stockton/San Joaquin Community Housing Resource Board (SSJCHRB) for administration of a fair housing program for Manteca. The City shall annually review the activities of the SSJCHRB to ensure that it is meeting the City fair housing objectives and to evaluate its cost effectiveness. As an alternative, the City may establish and administer its own fair housing program.

Responsibility:

City Council  
City Manager

Time Frame:

Annually

15. The City shall post and distribute information on currently available weatherization programs.

Responsibility:

Building Department

Time Frame:

Ongoing

16. The City shall enforce State requirements, including Title 24 requirements, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to the following:

- a. Street and driveway design;
- b. Lot pattern and configuration;
- c. Siting of buildings;
- d. Landscaping; and
- e. Solar access.

Responsibility:

City Council  
Planning Department  
Building Department

Time Frame:

Ongoing

17. The City shall review and revise, as necessary, the Zoning Ordinance to ensure the availability of an adequate supply of residentially-zoned land with appropriate development standards consistent with land uses and policies of the General Plan. In revising the development standards of the Zoning Ordinance, the City shall endeavor to eliminate or modify any development standards that add unnecessarily to the cost of housing.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

18. The City shall support the annexation of unincorporated lands at a rate that ensures a continuous supply of appropriately-zoned residential land.

Responsibility:

City Council

Time Frame:

Ongoing

19. The City shall continue to participate in the San Joaquin County Community Development Block Grant program and annually seek CDBG funding for City projects and programs. In the alternative, the City may apply for direct allocation funds under the state CDBG program. Housing objectives shall be a high priority in the use of CDBG funds.

Responsibility:

City Council

Time Frame:

Annually

20. The City shall support the use of Section 8 rent certificates by Manteca residents in connection with low- and moderate-income housing provided under the City's density bonus program.

Responsibility:

City Council  
Planning Department  
Manteca Housing Authority

Time Frame:

Ongoing

## QUANTIFIED OBJECTIVES

The following table summarizes housing needs and outlines Manteca's quantified objectives for the period July 1, 1986, to July 1, 1992. These quantified objectives represent a reasonable expectation for the new housing units that will be developed and households that will be assisted between 1986 and 1992 based on the policies and programs outlined in this section and general market conditions.

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### QUANTIFIED OBJECTIVES

July 1, 1986 - July 1, 1992

#### NEW CONSTRUCTION

	<u>86/87</u>	<u>87/88</u>	<u>88/89</u>	<u>89/90</u>	<u>90/91</u>	<u>91/92</u>	<u>Total</u>
COG Fairshare <sup>1</sup>	381	381	381	381	381	381	2,286
Projected Units	167 <sup>2</sup>	1,278 <sup>3</sup>	249 <sup>3,4</sup>	248 <sup>3,4</sup>	585 <sup>5</sup>	608 <sup>5</sup>	3,135 <sup>6</sup>

#### REHABILITATION

10-15 units per year are projected to be rehabilitated with public agency assistance.

#### HOUSING CONSERVATION

Section 8 rent certificates - 20 to 40 very low-income households.

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<sup>1</sup> Annual average based on a total projected need of 2,283 new dwelling units for the period 1986-1992.

<sup>2</sup> Actual number of residential building permits issued.

<sup>3</sup> Based on available sewer allocations through 1990.

<sup>4</sup> The combined allocation for FY 88/89 and 89/90 is 497 dwelling units. The allocation for each year may, however, be more or less than is indicated.

<sup>5</sup> Based on a 3.9% annual growth rate set by the growth management program using a projected base of 15,000 dwelling units in 1990.

<sup>6</sup> Approximately 30% of these units are program units expected to be produced with financial or regulatory assistance (e.g., density bonuses) from a governmental agency, based on housing element programs.

## SECTION III

### TRANSPORTATION

#### GOALS AND POLICIES

Goal A: To provide a circulation system that is correlated with existing and proposed land use and provides for the efficient movement of people, goods, and services within and through Manteca.

##### Policies:

1. The City shall strive to attain the highest possible traffic levels of service consistent with the financial resources available and the limits of technical feasibility. This policy should guide the scheduling of planned improvements and new development and the consideration of land use proposals which deviate from the adopted land use plan.
2. Streets shall be dedicated, widened, extended, and constructed according to the Street Cross-Section figures in Part I. Dedication and improvement of full rights-of-way as shown in the Street Standards shall not be required in existing developed areas where the City determines that such improvements are either infeasible or undesirable.
3. Major circulation improvements should be completed as abutting lands develop or redevelop, with dedication of right-of-way and construction of improvements required as a condition of approval.
4. Development which would necessitate roadway improvements prior to the development of lands abutting those roadway improvements should be prohibited, or required to make such improvements as a condition of approval.
5. Major circulation improvements which are not tied to abutting development, such as new freeway interchanges or additional freeway ramps, should be implemented ahead of, or at the same time as, major new development within the city which would otherwise result in serious traffic impacts for some or all of the remaining circulation system.
6. New local streets shall be designed to discourage heavy-volume through-traffic within residential neighborhoods, but shall also ensure direct and adequate access for emergency service vehicles.
7. The City shall promote development of a perimeter road system along Lathrop Road, Austin Road, Woodward Road, and Airport Way.
8. The City shall prohibit development of private streets in new residential projects, except in extraordinary circumstances. In such cases, the private streets shall be developed to City street standards.
9. The City shall promote development of separated railroad grade crossings at strategic locations in Manteca. The following locations shall have priority for separated grade crossings: Louise Avenue; Union Road; Center Street; Yosemite Avenue; and South Main Street.

10. The City shall promote infill development that completes gaps in the circulation system to facilitate north-south and east-west circulation.
11. Residential subdivisions with lots fronting on a freeway, arterial, or collector street shall provide for a separate frontage road. The frontage road shall have a minimum width of 50 feet if parking is permitted on both sides of the road or 40 feet if parking is permitted on only one side of the road. Developers who build frontage roads with a landscaped median between the frontage road and the arterial or collector shall not be required to contribute to the renovation or upgrading of the arterial or collector.
12. All residential developments along the southside of the Route 120 By-pass shall be developed with a frontage road between the residential development and the freeway.
13. In residential subdivisions backing onto a freeway, arterial or collector, the developer shall have the option to build a masonry wall at least six-feet high or build a combination wall and berm. Walls along freeways shall be at least eight-feet above freeway grade. Berms shall be attractive and developed for low maintenance. All such berms and walls shall be approved by the City.
14. The City shall consider a system of one-way streets or the elimination of on-street parking to minimize traffic congestion in downtown.
15. The City shall reserve and develop the Tidewater Southern Railroad right-of-way for a transportation corridor, should the line be abandoned and if the City is able to acquire the right-of-way.
16. The City shall continue to assess development fees for traffic signals and highway interchanges on all new commercial, industrial, and residential development sufficient to fund systemwide improvements. The development fee schedule for these traffic improvements shall be periodically reviewed and revised as necessary.
17. The City shall aggressively pursue state and federal funding to implement the City's Circulation Plan.
18. The City shall promote the development of arterials parallel to the Route 120 By-pass.
19. The City shall promote the development of park-and-ride facilities near I-5, Route 120 By-pass, and Highway 99.
20. The City shall undertake a feasibility study to establish an alternative future alignment for a portion of Lathrop Road.

**Goal B: To minimize traffic accidents and hazards.**

**Policies:**

1. The creation or continuance of traffic hazards shall be discouraged in new development and other proposals requiring the City to exercise its discretionary authority.

2. In the development of new projects, the City shall give special attention to maintaining adequate corner-sight distances at city street intersections and at intersections of city streets and private access drives and roadways.
3. The City shall identify and remove, as feasible, obstacles limiting corner-sight distances at city street corners.
4. The City shall maintain a program of identification and surveillance of high traffic accident locations, with emphasis on early detection and correction of conditions which could potentially constitute traffic hazards.

**Goal C: To ensure the adequate provision of both on-street and off-street parking.**

**Policies:**

1. If future growth in traffic volumes necessitates removal of on-street parking places to provide additional traffic lanes, the lost on-street spaces should be replaced with an equal number of off-street spaces within the same vicinity, where feasible.
2. The City shall require all new development to provide an adequate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site. In the downtown area, new developments may, at the City's discretion, pay in-lieu parking fees.
3. The City shall allow parking variances only under the most unusual circumstances, and only after all other possible actions and conditions have been identified and studied. In such cases, the City may require the payment of in-lieu fees sufficient to cover the current costs of land acquisition and construction of parking spaces.
4. In the downtown area, the Redevelopment Agency shall assist in the provision of off-street parking.

**Goal D: To provide a safe and secure bicycle route system.**

**Policies:**

1. The City should establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city.
2. Wherever possible, bicycle facilities should be separate from roadways and walkways.
3. The City shall limit on-street bicycle routes to those streets where the available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle traffic.

4. The City shall explore development of a bicycle route along the Tidewater Southern Railroad right-of-way, should this line be abandoned.
5. The City shall establish requirements for secure bicycle racks at commercial and employment sites.

Goal E: To maintain coordinated, efficient bus service that provides an effective alternative to private automobile use.

Policies:

1. The City shall encourage maintenance and expansion of interstate bus service in the Manteca area.
2. The City shall undertake the preparation of an impartial analysis to determine the need for bus service within the Manteca city limits.

Goal F: To provide for safe and convenient pedestrian circulation.

Policies:

1. The City shall explore the development of a pedestrian pathway along the Tidewater Southern Railroad right-of-way, should the line be abandoned.

## IMPLEMENTATION PROGRAMS

1. The City shall maintain a master list of the most recent available traffic counts. The master list shall be updated with traffic counts taken in connection with project traffic studies and by special counts conducted by the City as necessary.

Responsibility:

Public Works Department

Time Frame:

Ongoing

2. The City shall maintain a Street Master Plan showing the existing and proposed ultimate right-of-way and street width for each road segment within the Primary Urban Service Boundary. The Street Master Plan shall also indicate the necessary right-of-way to be acquired or dedicated and the expected method of financing roadway improvements (i.e., City-funded or property owner/developer-funded). The Street Master Plan shall be regularly updated.

Responsibility:

City Council  
Planning Commission  
Public Works Department  
Planning Department

Time Frame:

Ongoing

3. The City shall periodically review proposed roadway improvements, update cost estimates for improvements to be City-funded, and assess the adequacy of the development fee schedule to finance the proposed improvements. Adjustment to the fee schedule should be made as necessary.

Responsibility:

City Council  
Public Works Department

Time Frame:

Ongoing

4. The City shall prepare and adopt corner sight-distance standards for new development.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 88-89

5. The City shall review and revise, as necessary, off-street parking standards of the Zoning Ordinance. Such revision shall be based on a survey of the parking requirements of other northern California communities and an assessment of the adequacy of the City's current standards.

Responsibility:

City Council  
Public Works Department  
Planning Department  
Planning Commission

Time Frame:

FY 88-89

6. The City shall prepare and adopt a Bicycle Route Master Plan and appropriate bicycle lane and street standards.

Responsibility:

City Council  
Public Works Department  
Planning Department  
Parks and Recreation Department

Time Frame:

FY 88-89

7. The City shall prepare and adopt requirements for secure bicycle racks at new commercial and employment sites.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 88-89

8. The City shall contract for the preparation of an impartial analysis to determine the need for bus service within the Manteca city limits.

Responsibility:

City Council  
City Manager

Time Frame:

FY 88-89

9. The City shall undertake a feasibility study to establish an alternative future alignment for a portion of Lathrop Road.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 87-88; 88-89

## SECTION IV

### PUBLIC FACILITIES AND SERVICES

#### GOALS AND POLICIES:

Goal A: To maintain an adequate level of service in the City's water system to meet the needs of existing and projected development.

#### Policies:

1. The City shall develop new water sources as necessary to serve new development. While the City will continue to rely principally on groundwater resources for its municipal water in the near term, the City shall explore the potential use of surface water to augment the City's groundwater supply.
2. The City shall develop new water storage facilities and major distribution lines as necessary to serve new development.
3. New water service shall not be extended to areas outside the city limits, except in extraordinary circumstances. Existing commitments for city water service outside the city limits shall continue to be honored.
4. Development of private water wells within the city limits shall be allowed only where the City makes a finding that it cannot feasibly provide water service, and such systems shall only be allowed to be used until such time as City water service becomes available.
5. The City shall promote water conservation in both City operations and private development to minimize the need for the development of new water sources and to minimize sewer flows.
6. The City shall establish a program to remotely monitor water wells and water system operations. The City shall continuously monitor water flows through the City's water system to identify areas of potential water loss and cases of underbillings for water service and shall make improvements in the systems as necessary.
7. The City shall continue to assess a water development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The water development fee schedule shall be periodically reviewed and revised as necessary.

Goal B: To maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

#### Policies:

1. The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.

2. New sewer service shall not be extended to areas outside the city limits, except in extraordinary circumstances. Existing commitments for sewer service outside the city limits shall continue to be honored.
3. Development of individual septic systems may be allowed only where the City makes a finding that it cannot feasibly provide public sewer service, and such systems shall only be used until such time as City sewer service becomes available.
4. The City shall allocate remaining treatment plant capacity on an annual basis as part of the City's Growth Management Program to ensure the development of a balanced mix of residential, commercial, industrial, and public land uses.
5. The City shall continue to assess a sewer development fee on all new commercial, industrial, and residential development sufficient to fund systemwide capacity improvements. The sewer development fee schedule shall be periodically reviewed and revised as necessary.

**Goal C:** To maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.

**Policies:**

1. The City shall continue to complete gaps in the drainage system in areas of existing development.
2. The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.

**Goal D:** To ensure that at least the current level of police service is maintained as new development occurs.

**Policies:**

1. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls. The goal for average response time for emergency calls shall be five minutes, and the goal for response time for non-emergency calls shall be no more than 20 minutes.
2. The Police Department shall continuously monitor response times and report annually on the results of the monitoring.

**Goal E:** To ensure that at least the current level of fire service is maintained as new development occurs.

**Policies:**

1. The City shall endeavor to achieve and maintain an overall fire insurance (ISO) rating of 4 or better.

2. The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls. The goal for average response time for emergency calls shall be five minutes. Engine and ladder companies should be staffed with a minimum of three personnel.
3. The City shall develop new fire station facilities to serve existing and projected development. Existing Fire Station 2 is proposed to be relocated adjacent to the golf course near the intersection of Union Road and Eucalyptus Street. Additional stations should be initially established as temporary facilities.
4. The City shall attempt to offset the need for new fire department staff and equipment and to improve fire safety by promoting installation of built-in fire protection equipment in all new development.
5. The City should develop a Fire Department training facility.

**Goal F: To provide for the educational needs of Manteca residents.**

**Policies:**

1. The City shall assist the Manteca Unified School District and others in locating and reserving appropriate sites for new schools (Figure II-2 shows the locations of existing and proposed public schools).
2. The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.

**Goal G: To provide for the health care needs of Manteca residents.**

**Policies:**

1. The City supports the development and maintenance of adequate hospital and emergency medical services in the Manteca area.
2. The City encourages the development of additional convalescent hospitals within the Manteca area.
3. While the Manteca Fire Department will continue to provide first-response medical emergency services, the City encourages the expansion of private paramedic and ambulance service within Manteca.

## IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt a five-year capital improvement program. The CIP shall be updated, reviewed for consistency with the General Plan, and adopted annually.

Responsibility:

City Council  
Planning Commission  
City Manager  
Public Works Department

Time Frame

FY 88-89; annually thereafter

2. The City shall prepare and periodically update a Water Master Plan. The plan shall project water needs over a 10-year period and shall identify new facilities and improvements to ensure the adequate provision of municipal water supply. The plan shall identify the need for a supplemental surface water supply and make recommendations for its development.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 89-90; every two years thereafter

3. The City shall adopt a water conservation ordinance requiring the installation of low-flush toilets, low-flow shower heads, and similar features in all new development.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 87-88

4. The City shall institute a remote monitoring program for the City's water system and replace faulty meters in the system as necessary. The City shall also identify and replace faulty meters at service connections on an ongoing basis.

Responsibility:

Public Works Department



MANTECA  
CALIFORNIA  
General Plan



0 1/4 1/2  
Scale in Miles

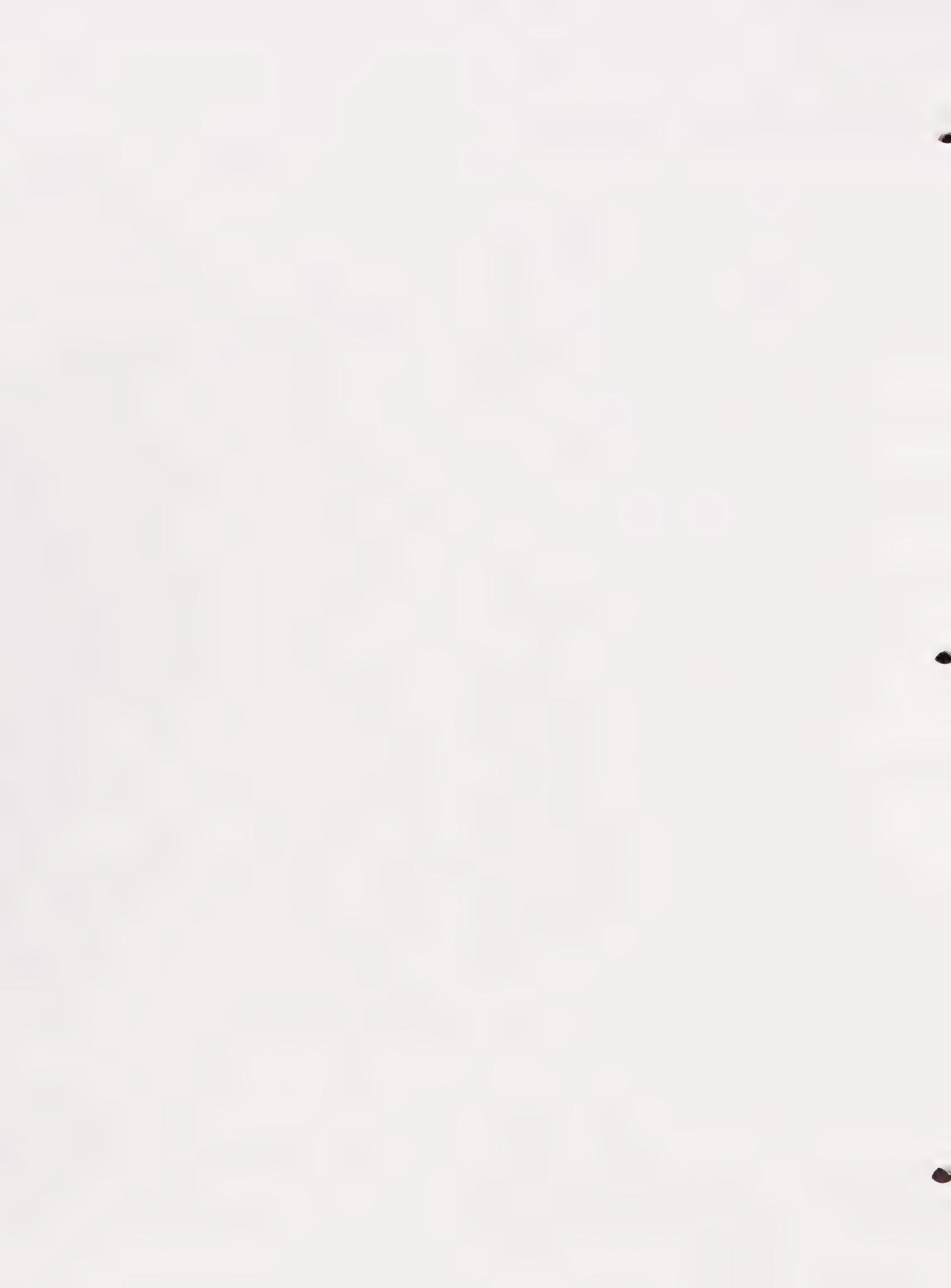
Figure II-2  
PUBLIC SCHOOL SITES



EXISTING PUBLIC SCHOOLS



PROPOSED PUBLIC SCHOOL SITES



Time Frame:

Ongoing

5. The City shall regularly monitor water quality in City wells and take remedial action as necessary.

Responsibility:

Public Works Department

Time Frame:

Ongoing

6. The City shall prepare and periodically update a Sewer Master Plan. The plan shall project wastewater flows over a 10-year period and shall identify new trunklines and treatment plant needs and other improvements to ensure adequate provision of sewage collection and treatment capacity.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 89-90; and every two years thereafter

7. The City shall prepare and periodically update a Drainage Master Plan. The plan shall recommend drainage system improvements covering a 10-year time frame.

Responsibility:

City Council  
Public Works Department

Time Frame:

FY 89-90; and every two years thereafter

8. The City shall adopt standards for built-in fire protection in new development.

Responsibility:

City Council  
Fire Department

Time Frame:

FY 88-89

9. The City shall periodically review its fee schedules for water and sewer connections and for city facilities and major equipment and revise them as necessary.

Responsibility:

City Council  
Public Works Department

Time Frame:

As needed

## SECTION V

### RECREATIONAL AND CULTURAL RESOURCES

#### GOALS AND POLICIES

Goal A: To establish and maintain a park system and recreation facilities that are suited to the needs of Manteca residents and visitors.

##### Policies:

1. The City shall expand the community and neighborhood park system with the goal of providing park facilities within reasonable walking distance of all city residential areas.
2. The City shall emphasize joint development of park and drainage detention basins as the first priority for the development of neighborhood parks.
3. The City shall emphasize joint use of school facilities as the second priority for the development of new park and recreational facilities.
4. City park acquisition and development efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the city limits.
5. The City shall aggressively pursue state and county funding to augment City revenues to the extent such funding is available.
6. The City shall continue to assess park development fees on all new commercial, industrial, and residential development sufficient to fund systemwide park improvements.
7. The City shall endeavor to identify, acquire, and develop one or more community parks of at least 40 acres each.
8. The City shall endeavor to develop a multi-purpose facility suitable for indoor recreational activities.

Goal B: To promote the provision of private recreational facilities and opportunities.

##### Policies:

1. The City shall promote the provision of private open space and recreational facilities as part of new residential developments.
2. The City shall promote the continued operation and expansion of the Oakwood Lake Resort facilities.
3. The City shall support the expansion of private commercial recreational facilities.

Goal C: To establish a recreation program that is suited to the needs and interests of all Manteca residents.

Policies:

1. The City shall continue cooperative agreements with the Manteca Unified School District for the use of school facilities for City-sponsored recreation programs.
2. The City shall periodically survey community attitudes and preferences for recreational programs.
3. The City shall annually update statistics on participation in various City recreation programs and use of City recreation facilities.

Goal D: To provide a network of pedestrian and bicycle routes connecting Manteca's major open space areas and destination points.

Policies:

1. The City should develop a convenient system of pedestrian sidewalks and pathways linking city parks and major open space areas.
2. The City shall develop a bicycle route system linking parks, scenic areas, schools, public facilities, and neighborhoods. Bicycle lanes shall be included in new street widenings where the street is designated in the adopted Bicycle Route Master Plan.

Goal E: To preserve and enhance Manteca's historical heritage.

Policies:

1. The City shall set as a high priority the protection and enhancement of Manteca's historically and architecturally significant buildings.
2. The City shall work with property owners in seeking registration of historical structures as State Historic Landmarks or listing on the Federal Register of Historic Sites.
3. The City shall prepare and adopt a Historical Preservation Ordinance.
4. The City and Redevelopment Agency shall support the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved in tact, the City shall seek to preserve the building facades.

Goal F: To protect Manteca's Native American heritage.

Policies:

1. The City shall not knowingly approve any public or private project that may adversely affect an archeological site without consulting the California Archeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendations of a

qualified archeologist. City implementation of this policy shall be guided by Appendix K of the State CEQA Guidelines.

2. The City shall refer development proposals that may adversely impact archeological sites to the California Archeological Inventory Stanislaus State University.

## IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt a Park Master Plan setting out goals, policies, and standards for the location, size, and level of development of all existing and proposed parks. The master plan shall cover at least the succeeding 10 year period, with greater detail devoted to improvements planned for the first five-year period.

Responsibility:

City Council  
Parks and Recreation Department

Time Frame:

FY 88-89

2. The City shall periodically review projected park development needs and plans, update cost estimates for park acquisition and development, and remaining development potential based on the General Plan. Based on this review, the City shall adjust the City's park development fee schedule as necessary.

Responsibility:

City Council  
Parks and Recreation Department  
Finance Department

Time Frame:

Ongoing

3. The City shall prepare and adopt a Bicycle Route Master Plan that identifies locations of and standards for appropriate bicycle routes throughout the city.

Responsibility:

City Council  
Public Works Department  
Planning Department  
Parks and Recreation Department

Time Frame:

FY 89-90

4. The City shall adopt and implement a historic building code, as authorized by state law.

Responsibility:

City Council  
Building Department

Time Frame:

FY 88-89

5. The City shall establish an agreement with the California Archeological Inventory at Stanislaus State University for review of development proposals that may adversely impact archeological sites.

Responsibility:

Planning Department

Time Frame:

FY 88-89

## SECTION VI

### NATURAL RESOURCES

Goal A: To protect water quality in the San Joaquin River and in the area's groundwater basin.

#### Policies:

1. The City shall prohibit the establishment of any new individual septic systems within the city limits, except as provided in Policy IV B 3.
2. The City shall not approve new industrial development that has a significant potential for adversely affecting water quality in the San Joaquin River or in the area's groundwater basin.
3. The City shall regularly monitor water quality in City wells for evidence of toxics, saltwater intrusion, and any other contaminants.
4. The City shall explore the potential use of surface water to augment the City's water supply.

Goal B: To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

#### Policies:

1. The City shall support the continuation of agricultural uses on lands designated for urban uses until urban development is imminent.
2. The City shall discourage the cancellation of Williamson Act contracts within the Primary Urban Service Boundary line until it is demonstrated that the lands with such contracts will be needed for urban development in the immediate future.
3. The City shall endeavor to ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.

Goal C: To protect sensitive native vegetation and wildlife communities and habitat in the Manteca area.

#### Policies:

1. The City shall attempt to ensure in approving new development that its impact on native vegetation and wildlife will be minimized.
2. New development in the vicinity of the San Joaquin River shall be conditioned to promote and protect riparian, wetlands, and other native vegetation and wildlife communities and habitats.

3. The City shall discourage the removal of existing mature trees (both native and introduced).

**Goal D: To protect existing mineral extraction activities within the Planning Area.**

Policies:

1. The City supports the continued use of properties along Woodward Avenue near the San Joaquin River for sand and gravel mining operations.
2. The City shall not approve any uses adjacent to the existing sand and gravel mining operation that would constrain or limit its continuation.
3. The City shall ensure that lands currently being mined for sand and gravel are reclaimed and rendered useful for another use upon the cessation of mining activity.

**Goal E: To protect and, insofar as possible, improve air quality in the Manteca area.**

Policies:

1. The City shall promote the use of carpools and vanpools for Manteca residents commuting to employment centers outside the Manteca area.
2. The City shall require that all new residential projects that include fireplaces or woodburning stoves install efficient, clean-burning equipment.
3. The City supports the development of park-and-ride facilities in the Manteca area.
4. The City shall promote the use of alternative transportation modes.

## **IMPLEMENTATION PROGRAMS**

1. The City shall regularly monitor water quality in City wells for evidence of toxics, saltwater intrusion, and other contaminants.

Responsibility:

Public Works Department

Time Frame:

Ongoing

2. The City shall explore the potential use of surface water to augment the City's water supply.

Responsibility:

City Council  
Public Works Department

Time Frame:

Ongoing

3. The City shall adopt a right-to-farm ordinance.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

4. The City shall adopt a heritage tree ordinance which defines and identifies mature trees to be protected and establishes regulations for their protection and removal.

Responsibility:

City Council  
Parks and Recreation Department

Time Frame:

FY 88-89

5. The City shall support State and local efforts to establish park-and-ride facilities for commuters in the Manteca area.

Responsibility:

City Council  
Public Works Department

Time Frame:

Ongoing

6. The City shall adopt an ordinance requiring that all new residential development install efficient, clean-burning fireplaces and woodburning stove equipment.

Responsibility:

City Council  
Planning Department  
Public Works Department (Building Section)

Time Frame:

FY 89-90



## SECTION VII

### HEALTH AND SAFETY

#### GOALS AND POLICIES

Goal A: To prevent loss of lives, injury, and property damage due to geological hazards.

##### Policies:

1. The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards.

Goal B: To prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to prevent disruption of essential services in the event of an earthquake.

##### Policies:

1. The City shall maintain an inventory of pre-1940 unreinforced masonry buildings within the city. No change in use to a higher occupancy or more intensive use shall be approved in such structures until an engineering evaluation of the structure has been conducted and any structural deficiencies corrected. The Redevelopment Agency shall be encouraged to assist property owners in reinforcing buildings.
2. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effects of seismically induced ground failure.

Goal C: To prevent loss of lives, injury, and property damage due to flooding.

##### Policies:

1. The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
2. New residential development, including mobilehomes, shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
3. Non-residential development shall be anchored and flood-proofed to prevent damage from the 100-year flood or, alternatively, elevated to at least one foot above the 100-year flood level.
4. Existing development shall comply with policies VII C.2. and VII C.3. when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.

Goal D: To prevent loss of lives, injuries, and property damage due to wildland and urban fires.

Policies:

1. The City shall promote the installation of automatic interior sprinkler systems in all new development.
2. The Manteca Fire Department shall maintain a regular program of fire inspection for commercial and industrial buildings.
3. The City will ensure in approving and constructing new roads and streets that they are adequate in terms of width and turning radius to facilitate access by City firefighting apparatus. All plans for new streets shall be reviewed by the Fire Department to ensure these standards are met.
4. The City's standard for minimum fire flow rates shall be as follows, unless a lesser standard is approved by the Fire Chief: Very Low Density-Medium Density Residential (1250 gpm); High Density Residential and Neighborhood and Community Commercial (2000 gpm); Office (2500 gpm); Highway Commercial and General Commercial (3000 gpm); Industrial (3500 gpm).

Goal E: To prevent crime and promote the personal security of Manteca residents.

Policies:

1. The Manteca Police Department shall continue to promote neighborhood security programs and provide crime prevention training for neighborhood groups and associations.
2. The City shall promote the design of new development and the installation of security equipment aimed at crime prevention.

Goal F: To protect Manteca residents from the effects of hazardous materials.

Policies:

1. City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
2. Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Manteca residents.

Goal G: To ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

Policies:

1. The City shall maintain and periodically update the City's Emergency Plan. As part of the periodic update, the City shall review County and State emergency response procedures that must be coordinated with City procedures.
2. The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

Goal H: To protect the residents of Manteca from the harmful effects of exposure to excessive noise.

Policies:

1. Areas within Manteca exposed to existing or projected exterior noise levels exceeding 60 dB Ldn shall be designated as noise-impacted areas.
2. Areas within Manteca shall be designated as noise-impacted if exposed to existing or projected exterior noise levels exceeding the performance standards in Table II-1.
3. New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to:
  - a. 60 dB Ldn or less in outdoor activity areas, and interior noise levels to 45 dB Ldn or less, where the noise source is preempted from local control (i.e., traffic on public roadways, railroads, and airports). In areas where it is not possible to reduce exterior noise levels to 60 dB Ldn or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB Ldn will be allowed. Under no circumstances will interior noise levels be permitted to exceed 45 dB Ldn with the windows and doors closed.
  - b. Achieve compliance with the standards in Subsection 3.a. and with the performance standards set out in Table II-1, where the noise source is subject to local control (i.e., non-traffic related).
4. When industrial, commercial, or other land uses, including locally-regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use shall not exceed the standards in Subsection 3.a. or the performance standards set out in Table II-1.
5. Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis shall be prepared at applicant's expense. The acoustical analysis shall:
  - a. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.

- b. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- c. Include estimated noise levels in terms of Ldn and/or the standards in Table II-1 for existing and projected future noise levels, with a comparison made to the adopted policies of this subsection.
- d. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies of this subsection. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- e. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the policies of this subsection will not be achieved, a rationale for acceptance of the project must be provided.

TABLE II-1

NOISE LEVEL PERFORMANCE STANDARDS  
FOR NEW PROJECTS AND DEVELOPMENTS

Noise created by non-preempted noise sources\* associated with new projects or developments shall be controlled so as not to exceed the noise level standards set forth below as measured at any affected residential land use situated in either the incorporated or unincorporated areas. New residential development shall not be allowed where the ambient noise level due to non-preempted noise sources will exceed the noise level standards set forth below.

<u>Category</u>	<u>Cumulative Number of minutes in any one-hour time period</u>	<u>Exterior Noise Level Standards, dBA</u>		
		<u>Daytime</u> <u>7 a.m.</u> <u>to</u> <u>10 p.m.</u>	<u>Nighttime</u> <u>10 p.m.</u> <u>to</u> <u>7 a.m.</u>	
1	30	50		45
2	15	55		50
3	5	60		55
4	1	65		60
5	0	70		65

Each of the noise level standards specified above shall be reduced by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

\*A preempted noise source is one that is regulated by the State or Federal Government at the source such as automobiles, railroads, and airports.

6. Noise level criteria applied to land uses other than residential or other noise-sensitive uses shall be consistent with recommendations of the California Office of Noise Control (see Figure II-3).
7. The City shall enforce the Noise Insulation Standards of Title 24 of the California Administrative Code and Chapter 35 of the Uniform Building Code concerning the construction of new multiple occupancy dwellings such as hotels, apartment, and condominiums.
8. Noise exposure information developed during the community noise survey described in the Background Report shall be used as a guideline for the development of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.
9. New equipment and vehicles purchased by the City shall comply with noise level performance standards consistent with the best available noise reduction technology.
10. The Manteca Police Department shall actively enforce requirements of the California Vehicle Code relating to vehicle mufflers and modified exhaust systems.
11. In residential subdivisions backing on to a freeway or railroad right-of-way, the developer shall be required to build a sound barrier wall in accordance with City development standards.
12. The City shall carefully review and shall give potentially affected residents an opportunity to fully review any proposals for the establishment of helipads or heliports.

## IMPLEMENTATION PROGRAMS

1. The City shall inventory potentially hazardous buildings within the city and adopt a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.

Responsibility:

City Council  
Building Department

Time Frame:

FY 88-89

2. The City shall amend the Zoning Ordinance to include noise provisions consistent with the policies of this section.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

3. The City shall adopt an ordinance requiring businesses, manufacturing, storing, using, or transporting significant quantities of hazardous materials to identify annually such materials and their quantities. The City shall maintain a current inventory of such materials by location for use by the Fire Department and the Planning Department.

Responsibility:

City Council  
Fire Department

4. The City shall periodically update the City's Emergency Plan.

Responsibility:

City Council  
City Manager  
Police Department  
Fire Department

Time Frame:

FY 89-90; every two years thereafter

Figure II-3  
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE $L_{dn}$ OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
RESIDENTIAL - MULTI. FAMILY	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
TRANSIENT LODGING - MOTELS, HOTELS	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
PLAYGROUNDS, NEIGHBORHOOD PARKS	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD

INTERPRETATION



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

Source: California Office of Noise Control



## SECTION VIII

### SCENIC RESOURCES AND URBAN DESIGN

#### GOALS AND POLICIES

Goal A: To promote the upgrading and aesthetic improvement of the downtown.

##### Policies:

1. The City shall prepare and adopt an urban design plan for the Central Business District (CBD). The plan should be designed to achieve the following objectives:
  - a. Assess the urban design implications of each of the vacant parcels in the CBD and establish an overall urban design strategy;
  - b. Establish an overall parking strategy for the CBD in order to provide a more unified and aesthetically desirable complex of parking lots, including an overall strategy for landscaping and screening such areas;
  - c. Establish design standards and design review procedures for controlling height, bulk, and design of buildings, and for signs in the CBD;
  - d. Establish a coordinated and unified street tree program for the CBD;
  - e. Establish guidelines for street furniture in the CBD, such as benches, trash containers, street lights, and street signs. Determine strategies for enhancing the recently installed trellis/street/sign/bench structures;
  - f. Assess the potential for developing public and private open spaces in the CBD, particularly with an eye toward tempering the hot summer microclimate with aesthetically pleasing, shaded exterior spaces;
  - g. Explore the potential for creating a landmark (e.g., sculpture, town clock, fountain) on a portion of the vacant parcel located at the northwest corner of the intersection of Main Street and Yosemite Avenue.
2. The CBD should be visually linked to adjacent parks and open spaces through the use of street trees, groundcover in parking strips, and sidewalk treatment. The City should attempt to negotiate an easement along a section of the railroad right-of-way between South Main Street and North Street and upgrade the area by planting into lawn. The City should provide landscaping to screen views of the electrical substation (located at the intersection of North Avenue and Elm) from Center Street.

Goal B: To strengthen the aesthetic and functional links between the Central Business District and the Civic Center.

**Policies:**

1. The CBD should be visually linked to the Civic Center area through street trees, groundcover in parking strip, sidewalk treatment, and street lights along both Yosemite Avenue and Center Street. The City shall develop design standards for the area bounded by Yosemite, Center, Union, and Main as a means of strengthening the relationship between the CBD and the Civic Center. The emphasis in these design standards should be on providing/maintaining unifying elements and preserving the built landscape character of the area.

Goal C: To promote the aesthetic development of Main Street and Yosemite Avenue.

**Policies:**

1. The City shall develop a set of design standards for the entire lengths of Yosemite Avenue and Main Street as a means of visually upgrading the commercial development along these streets. Such standards shall include provisions for setbacks, signs, landscaping, and parking. Special attention should be given to the segment of South Main Street which links the CBD to the new development node located at the intersection of South Main Street and Route 120, since this street segment contains the major portion of the visitor-serving commercial development in the downtown area.

Goal D: To develop attractive and memorable entrys into Manteca.

**Policies:**

1. The principal entrys into the city should be upgraded with particular attention to the Caltrans right-of-ways at the major interchanges.
2. The City should investigate a cooperative program with Caltrans to landscape these strategic areas in a distinctive way to enhance the gateways to the community.
3. The City should develop a distinctive system of signs, light standards, and markers that identifies entry points into the city.

Goal E: To upgrade and enhance the visual quality of Manteca's arterial and collector streets.

**Policies:**

1. The City shall ensure through design guidelines that the walls surrounding residential area neighborhoods are attractive and well-designed.
2. The City shall develop special design standards for the perimeter road system comprising Lathrop Road, Austin Road, Woodward Avenue, and Airport Way to ensure their development as divided parkways.

## IMPLEMENTATION PROGRAMS

1. The City shall prepare and adopt an urban design plan for the Central Business District consistent with the objectives outlined in Policy A.1.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

2. The City should develop design standards for the area bound by Yosemite, Center, Union, and Main consistent with the objectives outlined in Policy B.1.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

3. The City shall develop design standards for the entire lengths of Yosemite Avenue and Main Street consistent with the objectives outlined in Policy C.1.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

4. The City shall develop a coordinated program of signs, light standards, and markers to be used at entry points into the city.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

5. The City shall prepare and adopt design guidelines for walls around residential neighborhoods.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

6. The City shall prepare and adopt cross sections and design guidelines for the perimeter road system.

Responsibility:

City Council  
Planning Commission  
Planning Department

Time Frame:

FY 88-89

## SECTION IX

### ADMINISTRATION AND IMPLEMENTATION

#### GOALS AND POLICIES

Goal A: To provide for the ongoing administration and implementation of the General Plan.

##### Policies:

1. The City shall annually update key data in the General Plan Background Report to assist City officials in their regular decision-making responsibilities and to assist the development community in its decision-making and in its preparation of plans and applications for development projects.
2. The City shall annually review the General Plan Policy Document and revise it as necessary.
3. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes to the General Plan.
4. The City shall prepare, adopt, and annually update a five-year Capital Improvement Program. The CIP shall be reviewed for its consistency with the General Plan.
5. The City's Zoning Ordinance and Subdivision Ordinance shall be reviewed and amended as necessary to ensure consistency with the General Plan.
6. The City shall prepare and adopt, as deemed necessary, specific plans for new development areas.

#### IMPLEMENTATION PROGRAMS:

1. The City shall annually update key data in the General Plan Background Report. The annual update shall be prepared by the Planning Department with the cooperation of City department managers in draft form by May 15 each year in time for use by the City Council in making budget decisions. The draft of the update shall be submitted to the City Council, Planning Commission, City department heads, appropriate boards and commissions, and interested outside agencies. Following its review, the update shall be published in final form by August 1. The update shall be made available to City officials and the public. Information in the update may be referenced in Environmental Impact Reports for public and private projects.

##### Responsibility:

Planning Department  
City Department Managers

Time Frame:

FY 88-89; annually thereafter

2. The City shall annually review the General Plan Policy Document, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission shall complete its review of the General Plan Policy Document and report its findings to the City Council by September 1 of every year. The Planning Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan.

Responsibility:

Planning Commission

Time Frame:

FY 88-89; annually thereafter

3. The City shall prepare and annually update a five-year Capital Improvements Program. The Planning Commission shall review the CIP for consistency with the General Plan and report its findings to the City Council. The CIP shall be adopted in conjunction with the annual City budget.

Responsibility:

City Council  
Planning Commission  
City Manager  
Planning Department  
City Department Managers

Time Frame:

Annually

4. The City shall review and amend, as necessary, the City's Zoning Ordinance and Subdivision Ordinance to ensure consistency with the General Plan.

Responsibility:

City Council  
Planning Department

Time Frame:

FY 88-89

## APPENDICES



## APPENDIX A

### GENERAL PLAN STATISTICS AND DEVELOPMENT POTENTIAL

This chapter summarizes the new development potential that would be allowed under the General Plan and the assumptions upon which these buildout estimates are based.

#### ASSUMPTIONS

##### LAND USE INTENSITY AND RESIDENTIAL DENSITY

The following assumptions concerning residential density and building intensity were used in developing calculations of buildout potential under the General Plan.

###### Residential\*

Very Low Density Residential (VLR) - 0.5 to 2.0 dwelling units per gross acre. Assumes buildout at 2.0 DU/acre with 3.25 persons per dwelling unit

Low Density Residential (LR) - 2.1 to 5.0 dwelling units per gross acre. Assumes buildout at 5.0 DU per acre with 3.25 persons per dwelling unit

Medium Density Residential (MR) - 5.1 to 9.0 dwelling units per gross acre. Assumes buildout at 9.0 DU/acre with 2.25 persons per dwelling unit

High Density Residential (HR) - 9.1 to 17.0 dwelling units per gross acre. Assumes buildout at 17.0 DU/acre with 2.25 persons per dwelling unit. (This reflects a decision by the City to lower the maximum density in this category from 25 DU/acre to 17 DU/acre.)

###### Commercial

Office Professional (OP) - Assumes buildout at a Floor Area Ratio (FAR) of .35

Neighborhood-Community Commercial (NCC) - Assumes buildout at a Floor Area Ratio (FAR) of .30

Business Visitor Services (BVS) - Assumes buildout at a Floor Area Ratio (FAR) of .30

General Commercial (GC) - Assumes buildout at a Floor Area Ratio (FAR) of .30

## Industrial

Heavy Industrial (HI) - Assumes buildout at a Floor Area Ratio (FAR) of .30

Light Industrial (LI) - Assumes buildout at a Floor Area Ratio (FAR) of .40

\*Note that these buildout assumptions do not account for area devoted to streets and roads. The slightly higher densities allowed by zoning plus density bonuses will roughly offset the density that would be lost to streets.

To be as accurate as possible, where specific development projects have been approved (before or after January 1, 1986) but were not under construction as of January 1, 1986, the actual number of dwelling units approved was used to calculate the development potential of the project areas instead of the multipliers listed above.

## STUDY AREA

The study area for the General Plan buildout calculations is defined by the Primary Urban Service Area. Development potential for lands outside the Primary Urban Service Area has not been calculated.

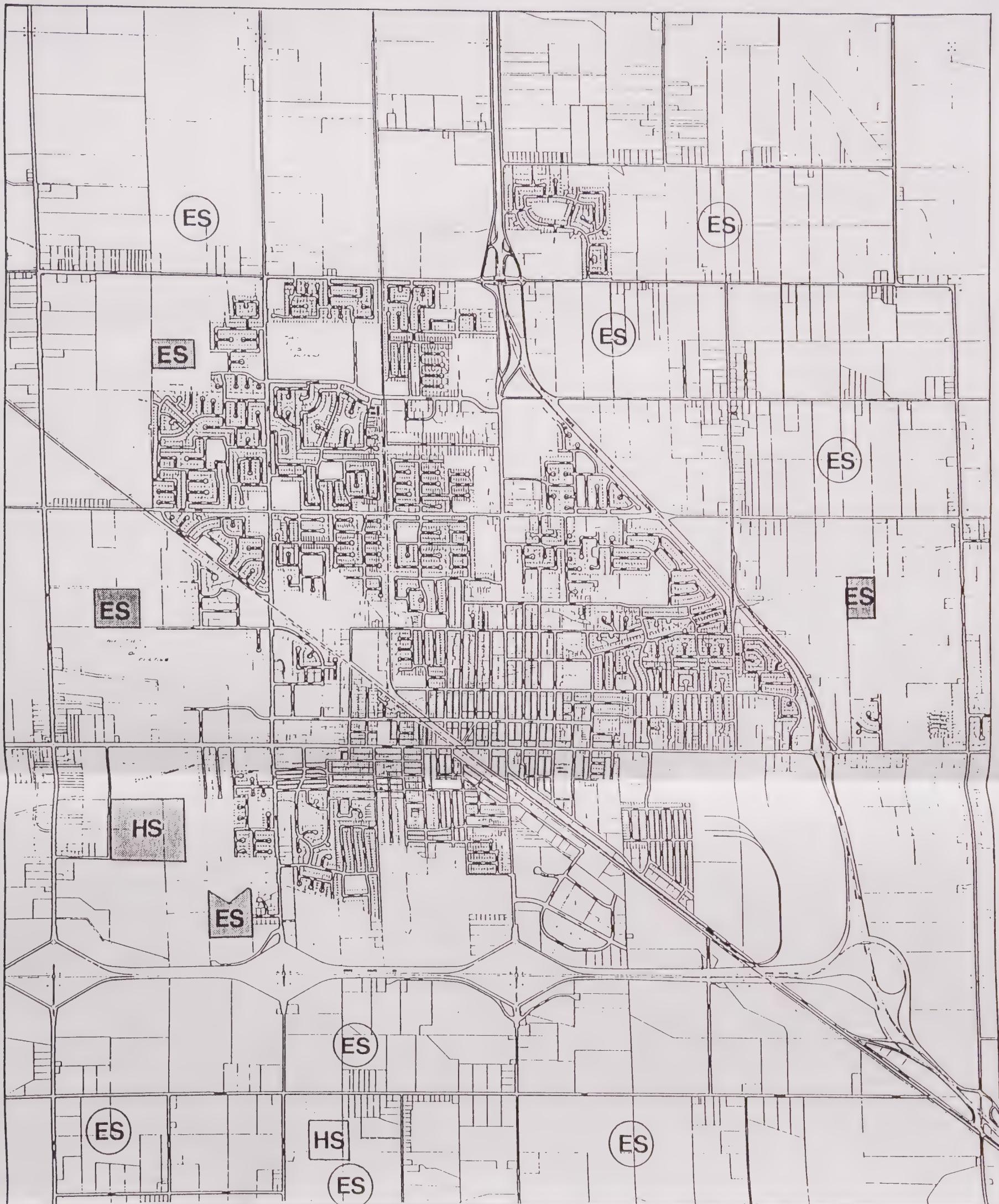
## SCHOOLS

The sites already planned or committed for future schools are shown on the General Plan Land Use Diagram. These include a 54-acre high school site and a 20-acre elementary school site located in the area bounded by Airport Way, Yosemite Avenue, Union Road, and the 120 By-pass; a 16.5-acre elementary school site located in the area bounded by Airport Way, Lathrop Road, Union Road, and Louise Avenue; a 12-acre elementary school site located in the area bounded by Highway 99, Louise Avenue, Austin Road, and Yosemite Avenue; a 20-acre elementary school site located in the area bounded by Airport Way, Louise Avenue, Union Road, and Yosemite Avenue.

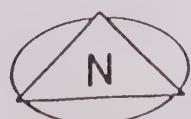
For the purposes of buildout calculations only, an additional eight elementary school sites and one high school site have been identified. Each of the elementary school sites is assumed to be 20 acres, and the high school site is assumed to be 50 acres. It should be noted that these are not specific proposals for the location of future schools, but simply possible school locations used for statistical purposes, based on the assumption that one 20-acre elementary school site will be needed for each 389 acres of low density residential development at 5 DU/AC (with each DU generating .45 elementary school students). Future school sites are shown in Figure A-1.

## DETENTION BASINS/PARKS

Again, for the purposes of buildout calculations only, acreage has been deducted for future drainage detention basins. It is assumed that each of these detention basins will also be developed for park purposes, consistent with existing City practices.



MANTECA  
CALIFORNIA  
General Plan



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Scale in Miles

Figure A-1  
FUTURE SCHOOL SITES

 PLANNED/COMMITTED ELEMENTARY SCHOOL SITES

 PLANNED/COMMITTED HIGH SCHOOL SITES

 POTENTIAL ELEMENTARY SCHOOL SITE (20 acres each)

 POTENTIAL HIGH SCHOOL SITE (50 acres)



The general location of the detention basins are based on the City of Manteca Storm Drainage Master Plan prepared by Raymond Vail and Associates (RVA). The estimated detention basin capacity requirements identified in the RVA plan were converted to land area requirements based on the assumption that each 10-acre feet of detention basin capacity need would require 3.75 acres of surface area.

Some of the detention basin needs identified in the RVA plan have already been incorporated into specific project plans reflected in the General Plan Land Use Diagram.

Outside the area covered by the RVA plan, detention basin capacity requirements were estimated based on the general assumption that 8 acre-feet of detention basin capacity would be required for each 100 acres of urban development. Again, these detention basins have only been identified for statistical purposes and are not specific proposals. Future detention basins are shown in Figure A-2.

#### CURRENT HOUSING STOCK

This buildout assessment relies on the California Department of Finance 1986 estimate of dwelling units for incorporated Manteca.

TABLE A-1

DEPARTMENT OF FINANCE ESTIMATES  
DWELLING UNITS  
City of Manteca  
January 1, 1986

Single Family	8,763
Multi-family	3,055
Mobilehomes	<u>497</u>
 Total	 12,315
Vacancy Factor	4.40%
Population per HH	2.977

The DOF figures for January 1, 1986, above, almost certainly do not include the following residential projects under construction as of January 1, 1986. These projects have not been included in new development potential calculations, but have been included in the revised base figures in Table A-3.

**TABLE A-2**  
**UNITS UNDER CONSTRUCTION**  
**January 1, 1986**

Single Family

Sequoia	80	sf units
Union West	185	sf units
Greenview West	75	sf units
Marsh Creek	38	sf units
Monticello	<u>14</u>	sf units
	392	sf units

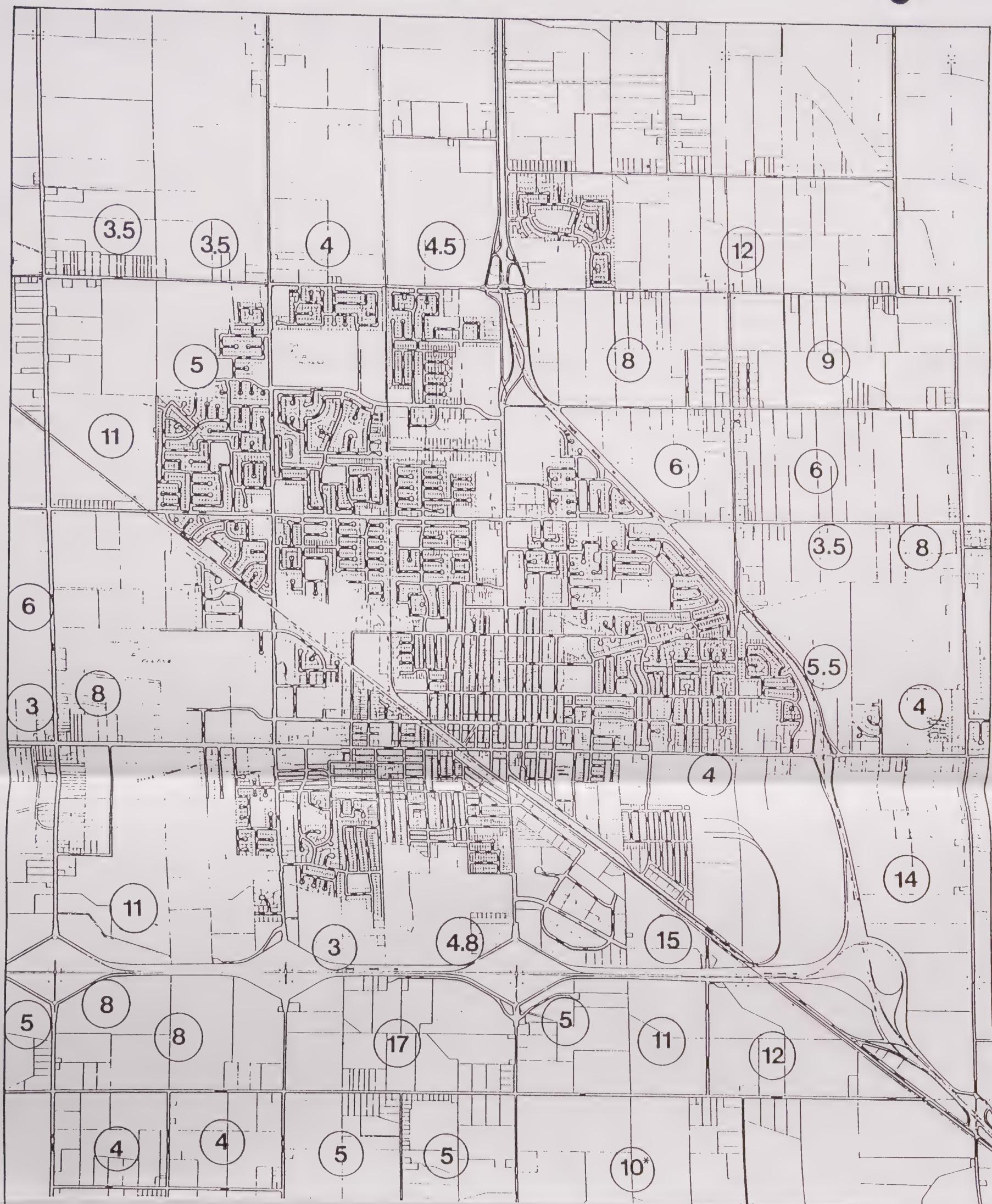
Multi-family

Leisure Manor	128	mf units
Grant/North Street	<u>9</u>	mf units
Total	137	mf units

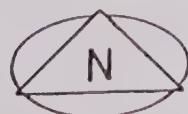
In addition, outside of the city limits but still within the Primary Urban Service Area there are 322 dwelling units in the Raymus Village Subdivision and approximately 100 dwelling units in unincorporated pockets and fringe areas.

**TABLE A-3**  
**BASE FIGURES**  
**DWELLING UNITS**  
**PRIMARY URBAN SERVICE AREA**  
**January 1, 1986**

	DOF Estimate	Under Construction	Raymus Village	Other Areas	Revised Base Figures
Single Family	8,763	392	322	100	9,577
Multi-family	3,055	137	-0-	-0-	3,192
Mobilehomes	<u>497</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>497</u>
Total	12,315	529	322	100	13,266



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0 1/4 1/2  
Scale in Miles

Figure A-2  
FUTURE DETENTION BASINS/PARKS

10 DETENTION BASIN (acres of surface area)

\* This Detention Basin would be included as part of a proposed 50-acre park.



## POPULATION

The assessment relies on the California Department of Finance estimate of population for incorporated Manteca: 35,437 as of January 1, 1986. In addition, there are an estimated 1,047 persons living in the Raymus Village Subdivision, 1,582 new residents in projects under construction as of January 1, 1986, and approximately 325 persons in the unincorporated pockets and fringe areas. The total existing base population within the Primary Urban Service Area is, therefore, estimated to be 38,391.

## COMMERCIAL AND INDUSTRIAL DEVELOPMENT

As of January 1, 1986, an insignificant amount of commercial and industrial development was under construction. This development has, therefore, been excluded from the analysis.

## EXISTING DEVELOPMENT

Table A-4 shows a tabulation of existing development within the area covered by the existing General Plan, an area somewhat smaller than the Primary Urban Service Area. These figures have been used as a rough guide to the relationships among various types of existing land use and in calibrating the traffic model described later in this report.

TABLE A-4  
EXISTING DEVELOPMENT<sup>1</sup>  
January 1, 1986

LAND USE DESIGNATION	Net Acres
Very Low Density Residential (VLR)	183
Low Density Residential (LR)	1,897
Medium Density Residential (MR)	112
High Density Residential (HR)	132
Office Professional (OP)	26
Neighborhood-Community Commercial (NCC)	141
Business & Visitor Services (BVS)	54
General Commercial	25 <sup>2</sup>
Industrial	32
Industrial Park	76
Permanent Agriculture	-0-
Parks	125
Public/Quasi Public	132
Total	2,935

<sup>1</sup>Fully committed lands within the Primary Urban Service Area.

<sup>2</sup>Excludes undeveloped portion of Spreckels Sugar property.

## FULL AND MODIFIED BUILDOUT SCENARIOS

The buildout calculations in Tables A-5 and A-6 are based on an assumption of full buildout of all vacant and underutilized land (as of January 1, 1986), using the factors specified under Land Use Intensity and Residential Density (e.g., dwelling units per acre and floor area ratios) or the actual numbers of dwelling units for projects approved (before or after January 1, 1986) but not under construction as of January 1, 1986. Note that substantially underutilized land is treated as vacant land for the purpose of these buildout calculations.

Figure A-3 shows the lands with identified development potential under the General Plan. Figure A-4 shows the 13 statistical areas used in preparing the buildout calculations. Table A-5 shows buildout potential for those lands identified in Figure A-3. Table A-6 summarizes the information in Table A-5.

It is questionable, based on market studies, whether all the land in any one of the land use designations will actually be used by the year 2005, the time frame that has been selected for the revised General Plan.

A market assessment of future land absorption prepared as part of the Options Assessment Report indicated that the assumption of full buildout of all land use designations during the time frame of the General Plan appears unrealistic and would create improbable imbalances among land uses. This imbalance in turn distorts traffic projections, other public facility needs, and the calculations of potential revenues from future development. To develop a more likely development scenario consistent with market projections, a modified set of buildout calculations has been prepared, as shown in Table A-7.

The modified buildout calculations are based on the following assumptions:

- All lands within Statistical Areas 3, 4, 7, and 8, and 13 will build out fully.
- All residential lands will build out fully.
- Only half of the land designated Office Professional (OP) in Statistical Area 6 will develop.
- Only half of the land designated Business and Visitor Services (BVS) in Statistical Areas 1, 2, 11, and 12, and only one-third of the land designated BVS in Statistical Area 9 will be developed.

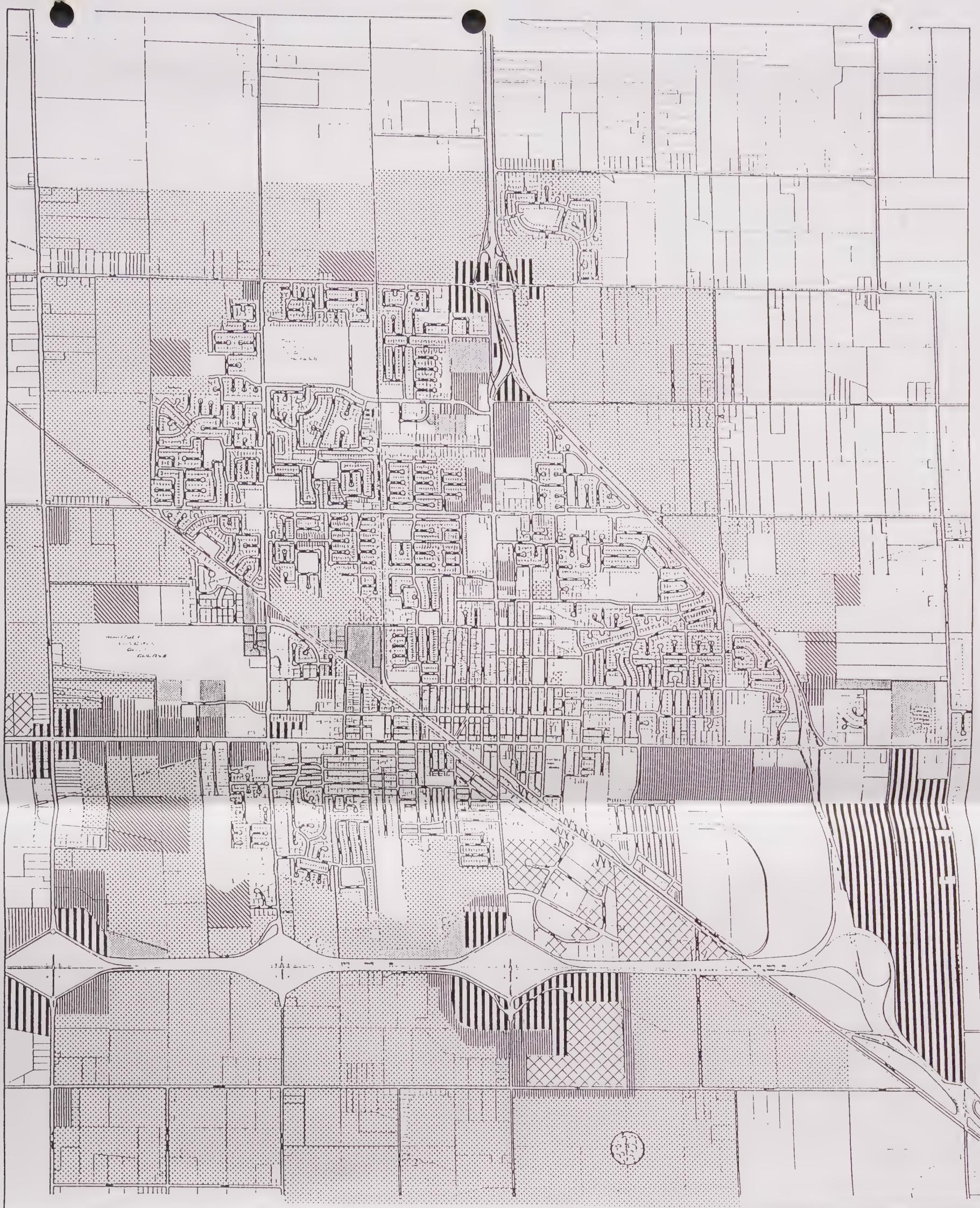
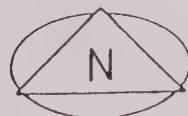
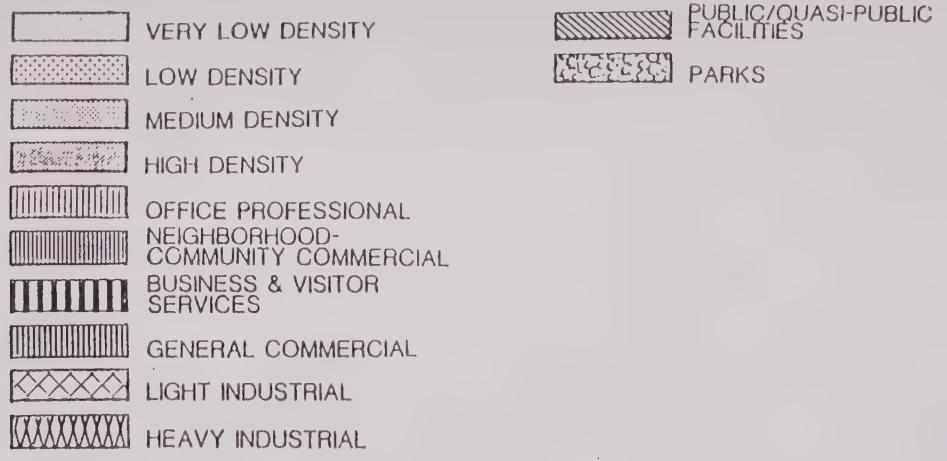


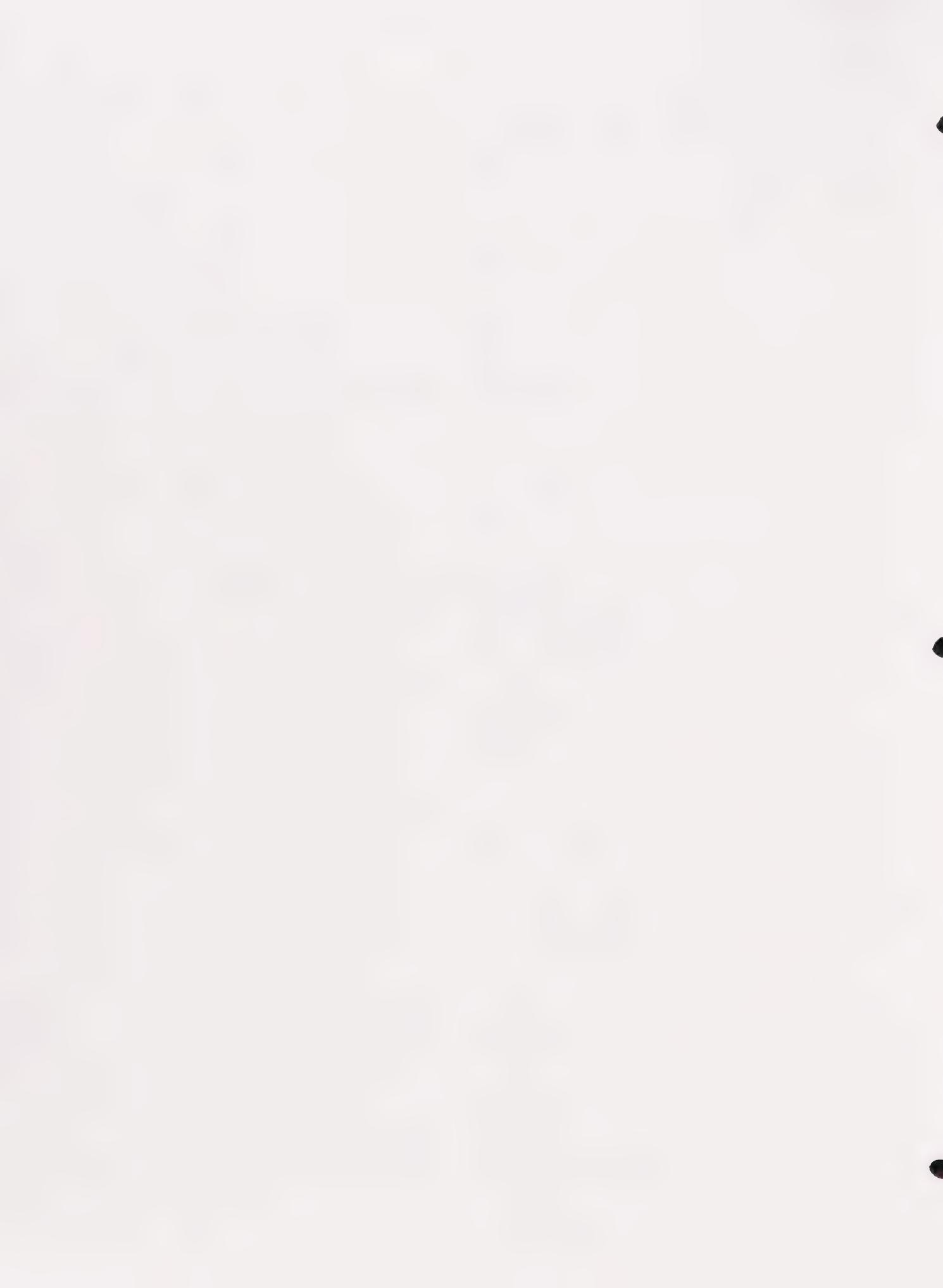
Figure A-3  
**NEW DEVELOPMENT POTENTIAL**  
(As of January 1, 1986)

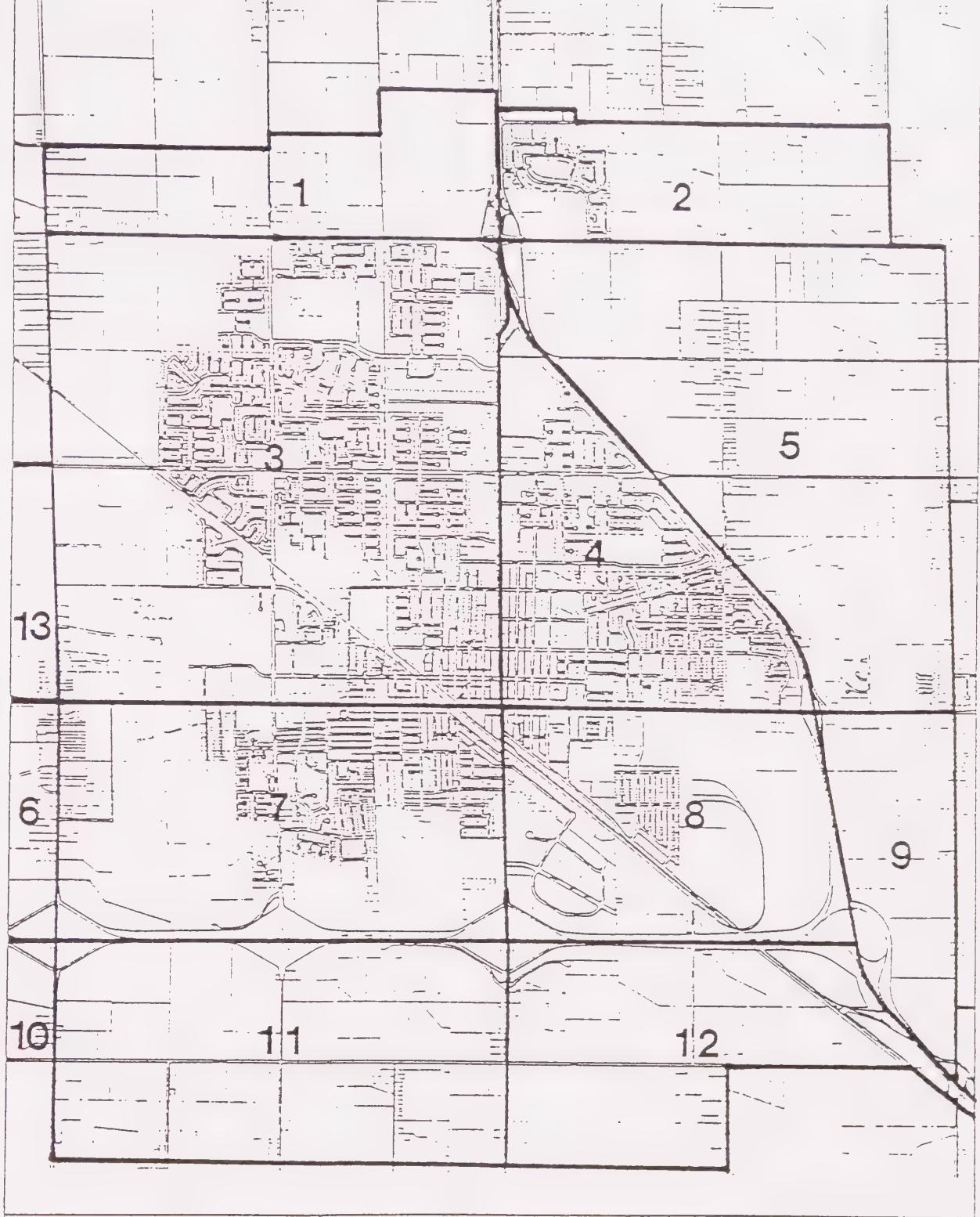
# MANTECA CALIFORNIA General Plan



Scale in Miles







MANTECA  
CALIFORNIA  
General Plan



Figure A-4  
STATISTICAL AREAS

TABLE A-6  
FULL BUILDOUT SCENARIO

<u>DESIGNATION</u>	<u>FACTOR*</u>	<u>VAC/UU ACREAGE</u>	<u>DWELLING UNITS</u>	<u>SQUARE FEET</u>
<u>Residential</u>				
Very Low Density	2.0 du/ gross acre	1,062.0	2,124	
Low Density	5.0 du/ gross acre	3,520.3	17,366	
Medium Density	9.0 du/ gross acre	68.4	568	
High Density	17.0 du/ gross acre	<u>59.7</u>	<u>1,036</u>	
Total		4,710.4	21,094	
<u>Commercial</u>				
Office Professional	35%	107.9		1,645,043.4
Neighborhood Community	30%	371.0		4,848,228.0
Business & Visitors	30%	485.5		6,344,514.0
General Commercial	30%	<u>38.0</u>		<u>496,584.0</u>
Total		1,002.4		13,334,369.4
<u>Industrial</u>				
Heavy Industrial	30%	12.3		160,736.4
Light Industrial	40%	<u>334.0</u>		<u>5,819,616.0</u>
Total		346.3		5,980,352.4
<u>Other</u>				
Parks/Detention		296.3		
Public/Quasi-Public		<u>374.0</u>		
Total		670.3		

VAC/UU = vacant/underutilized

\* Where specific projects were approved (before or after January 1, 1986) but were not under construction as of January 1, 1986, the actual number of approved dwelling units was used instead of the multipliers. Therefore, the dwelling unit figures may not equal the total acreage multiplied by the assumed density or intensity factors.

TABLE A-7  
MODIFIED BUILDOUT SCENARIO<sup>1</sup>

<u>DESIGNATION</u>	<u>FACTOR</u>	<u>VAC/UU ACREAGE<sup>2</sup></u>	<u>DWELLING UNITS</u>	<u>SQUARE FEET</u>
<u>Residential</u>				
Very Low Density	2.0 du/ gross acre	1,062.0	2,124	
Low Density	5.0 du/ gross acre	3,520.3	17,366	
Medium Density	9.0 du/ gross acre	68.4	568	
High Density	17.0 du/ gross acre	<u>59.7</u>	<u>1,036</u>	
Total		4,710.4	21,094	
<u>Commercial</u>				
Office Professional	35%	72.4		1,103,810.4
Neighborhood Community	30%	371.0		4,848,228.0
Business & Visitors	30%	241.8		3,159,842.4
General Commercial	30%	<u>38.0</u>		<u>496,584.0</u>
Total		723.2		9,608,464.8
<u>Industrial</u>				
Heavy Industrial	30%	12.3		160,736.4
Light Industrial	40%	<u>334.0</u>		<u>5,819,616.0</u>
Total		346.3		5,980,352.4
<u>Other</u>				
Parks/Detention		296.3		
Public/Quasi-Public		<u>374.0</u>		
Total		670.3		

VAC/UU = vacant/underutilized

<sup>1</sup>The modified buildout calculations are based on the assumptions set out on page A-6.

<sup>2</sup>Where specific projects were approved (before or after January 1, 1986) but were not under construction as of January 1, 1986, the actual number of approved dwelling units was used instead of the multipliers. Therefore, the dwelling unit figures may not equal the total acreage multiplied by the assumed density or intensity factors.

## LAND USE

The General Plan would provide for some level of urban development in all currently undeveloped areas within the Primary Urban Service Area boundary. The General Plan contemplates that all lands within the Primary Urban Service Boundary would be annexed to the City of Manteca within the time frame of the General Plan (i.e., by the year 2005).

The amount of new development provided for by the General Plan is shown in Table A-6, assuming full buildout of all land use designations.

The rate of land absorption or conversion of land to urban uses will be largely dictated by the rate of annexation, market conditions, the availability of public services and facilities, and the City's Growth Management Program.

The amount of development that can occur during the period FY 87-88 through FY 89-90 is limited by available sewer capacity in the City's Phase I plant expansion. The rate of residential and non-residential growth after 1990 will be regulated according to the policies in the City's Growth Management Program.

## HOUSING

Table A-8 summarizes dwelling unit potential at full buildout of the Primary Urban Service Area under the General Plan, based on assumptions listed earlier in this appendix. Figure A-5 shows vacant lands (as of January 1986) that are designated for residential development under the General Plan.

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TABLE A-8  
DWELLING UNIT POTENTIAL

	SF <sup>1</sup>	MF <sup>2</sup>	TOTAL
Existing DUs <sup>3</sup>	9,577	3,689 <sup>4</sup>	13,266
New DUs <sup>5</sup>	<u>19,490</u>	<u>1,604</u>	<u>21,094</u>
TOTAL	29,067	5,293	34,360

<sup>1</sup>Includes Very Low Density Residential and Low Density Residential

<sup>2</sup>Includes Medium Density Residential and High Density Residential

<sup>3</sup>Taken from Table A-3

<sup>4</sup>Includes mobilehomes

<sup>5</sup>Taken from Table A-6

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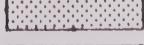


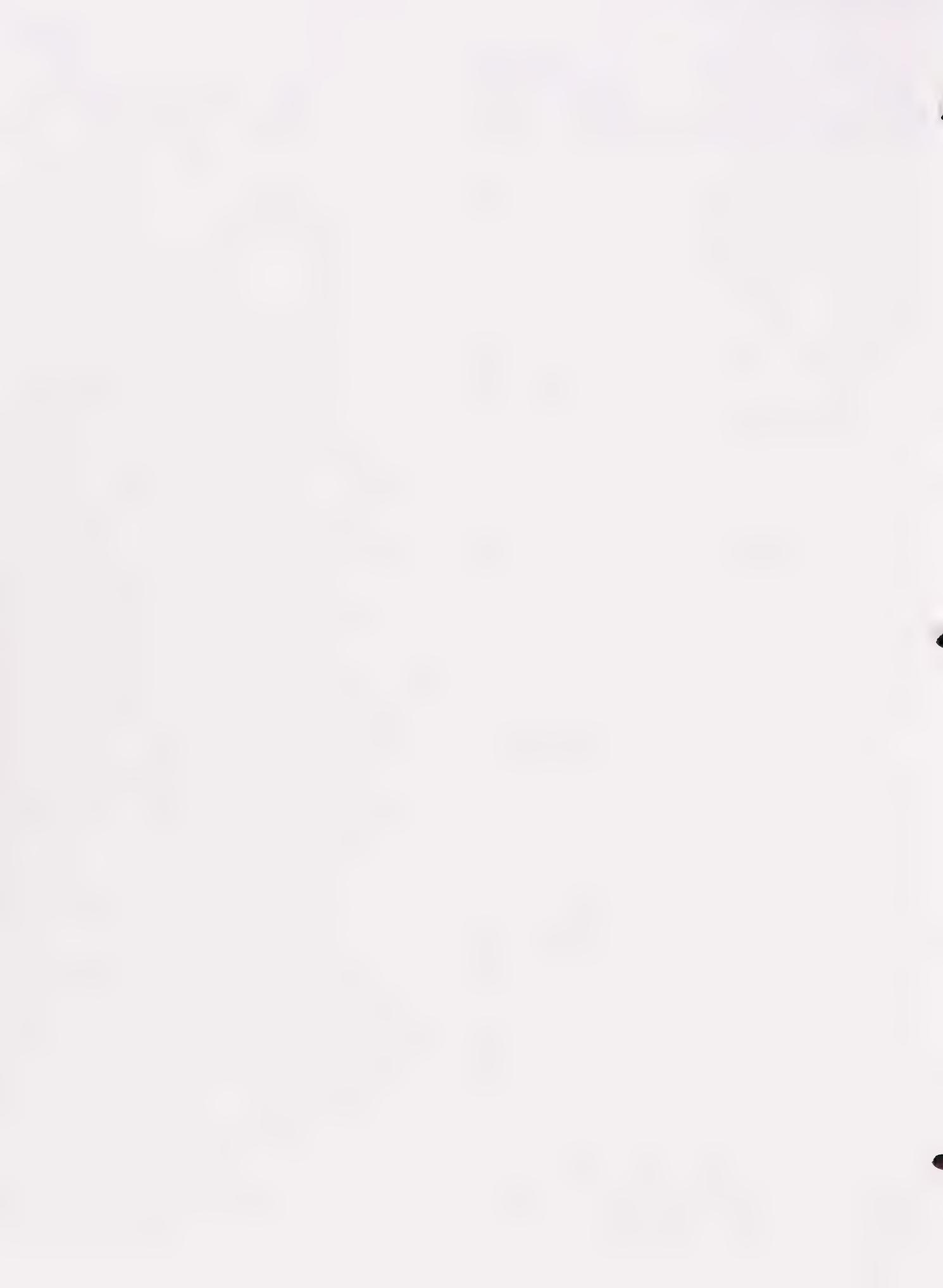
MANTECA  
CALIFORNIA  
General Plan



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Scale in Miles

Figure A-5  
NEW RESIDENTIAL DEVELOPMENT POTENTIAL  
(As of January 1, 1986)

-  VERY LOW DENSITY RES.
-  LOW DENSITY RES.
-  MEDIUM DENSITY RES.
-  HIGH DENSITY RES.



As Table A-8 shows, Manteca could have as many as 34,360 dwelling units at full buildout. At buildout, approximately 85 percent of the total housing stock would be single family units, while 15 percent would be multi-family units and mobilehomes. In 1986, approximately 72 percent of the housing stock within the Primary Urban Service Boundary was made up of single family units, and 28 percent were multi-family units and mobilehomes.

Based on the number of dwelling units approved and/or constructed since January 1, 1986 and the effect of the Growth Management Program, Manteca's housing stock would grow to approximately 15,000 by 1990. Assuming that the 3.9 percent maximum average annual residential growth rate established by the Growth Management Program remains in effect throughout the time frame of the General Plan, Manteca's housing stock would grow to 26,627 units by the year 2005. By comparison, the San Joaquin County Council of Governments projects Manteca's housing stock to grow to between 27,044 and 36,525 units by the year 2010, based on variable growth rate assumptions.

## POPULATION

Table A-9 shows population potential under the General Plan. In these calculations, average population per household estimates of 3.25 persons per household for single-family units and 2.25 persons per household for multi-family units have been applied to the total housing stock at full buildout, but assume a four percent vacancy rate.

TABLE A-9  
POPULATION POTENTIAL

	DUs <sup>1</sup>	Net DUs <sup>2</sup>	Pop/HH	Total Pop
Single-Family	29,067	27,904	3.25	90,688
Multi-Family	<u>5,293</u>	<u>5,081</u>	2.25	<u>11,432</u>
<b>TOTAL</b>	<b>34,360</b>	<b>32,985</b>		<b>102,120</b>
Existing Population				38,391 <sup>4</sup>
NET INCREASE				63,729

<sup>1</sup>Taken from Table A-8

<sup>2</sup>Assumes 4% vacancy rate

<sup>3</sup>Single-family includes Very Low Density Residential and Low Density Residential; Multi-family includes Medium Density Residential and High Density Residential; these population per household estimates roughly reflects 1986 population per household estimates prepared by the California Department of Finance

<sup>4</sup>Taken from Page A-5

As Table A-9 shows, Manteca's population could increase under the General Plan by 63,729 for a total population of 102,120 at full buildout of lands within the Primary Urban Service Boundary.

The San Joaquin County Council of Governments projects Manteca's population to grow to between 81,132 and 109,575 by the year 2010, based on variable growth rate assumptions.

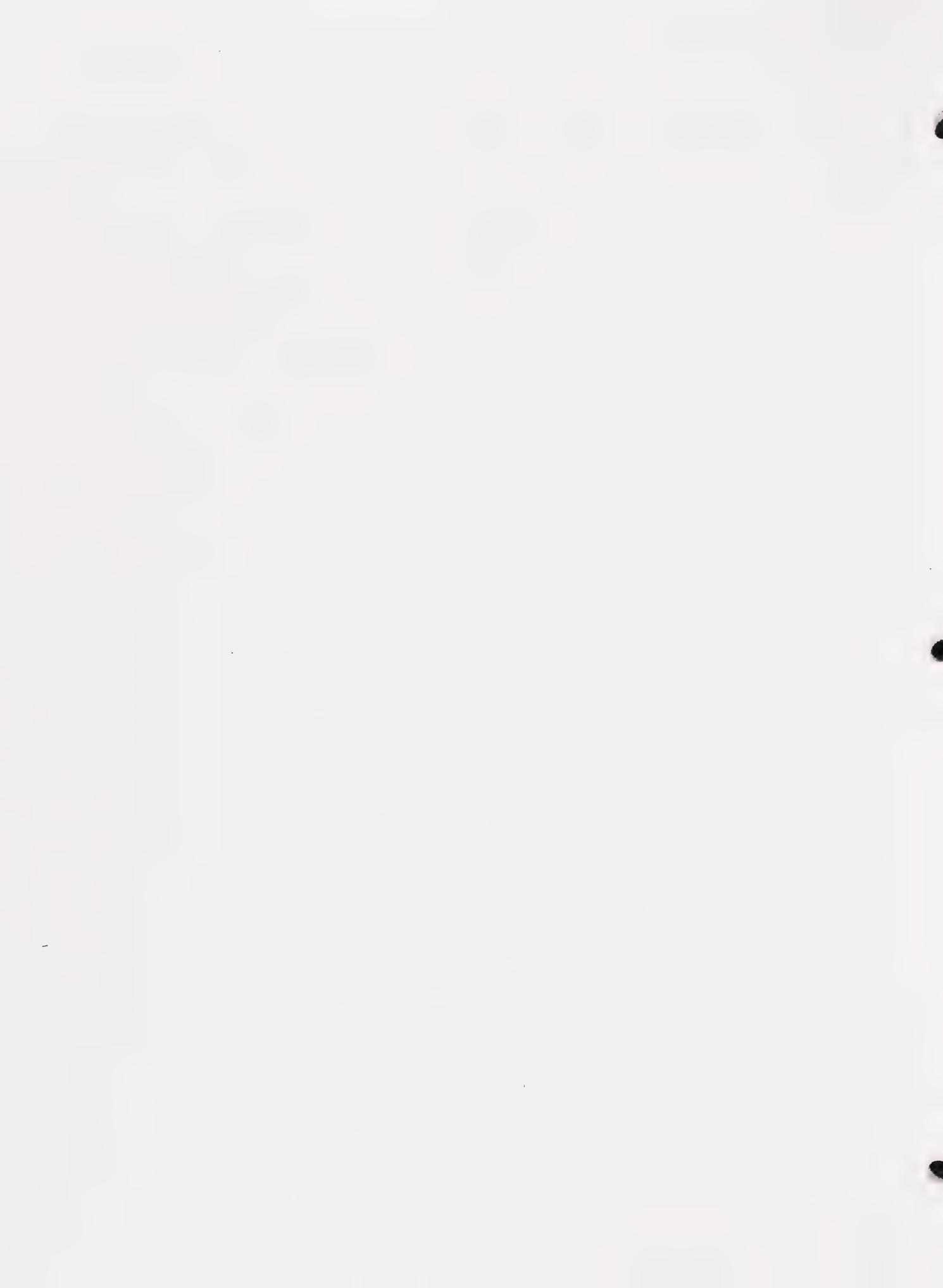
In the short term, population growth in Manteca will be determined by sewer limitations, allowing for about 1,775 residential units to be constructed during the three-year period FY 87-88 to FY 89-90. In the long term, the population growth rate will be determined by market conditions and the City's Growth Management Program developed in conjunction with the General Plan. The Growth Management Program specifies a 3.9 percent maximum average annual growth rate after 1990 when the City's Phase II sewer plant expansion is expected to come on line.

APPENDIX B

GENERAL PLAN FINDINGS REGARDING  
COMMUNITY GROWTH MANAGEMENT PROGRAM

Adopted

May 2, 1988



# EXHIBIT A

## CITY OF MANTECA GENERAL PLAN FINDINGS REGARDING COMMUNITY GROWTH MANAGEMENT PROGRAM

The City Council hereby finds and determines as follows:

(a) This revised General Plan is adopted pursuant to California Government Code Section 65300 et seq.

(b) As revised, the General Plan contains growth management and other related goals and policies.

(c) The City's population has been growing at a faster rate than both the County and the State. Between 1980 and 1987, the City's population increased by approximately 49%. By comparison, during the same period the County's population increased by approximately 25%, and the State's population increased by approximately 15%.

(d) In 1980, Manteca had approximately 6.8% of the County's housing stock. From 1981 to 1987, the City issued approximately 16.5% of the single-family, and 18% of the multi-family building permits issued in the County as a whole. By 1987, Manteca's share of the County's housing stock had increased to approximately 8%.

(e) During the 1970-84 period the City processed and permitted an average of 417 housing units per year. In 1985, 1164 housing units were built in the City. Also in 1985, due to increased development pressures and a lack of adequate

sewage treatment capacity, it was necessary for the City to adopt an interim ordinance and extending interim ordinances to limit further development while the City's problems regarding the lack of adequate sewage treatment capacity were studied and resolved.

(f) In reaction to that increased demand for sewage treatment capacity, the sewer plant serving the City was expanded. The sewer treatment plant expansion for the "Phase I" expansion was completed in 1987. The Phase I expansion is forecasted to provide capacity for approximately three years of growth. The City is currently developing plans for its Phase II sewer treatment plant expansion. The Phase II expansion will provide an approximate additional 1,279,500 gallons per day of treatment capacity, allowing for additional development (after Phase I) for approximately six years of growth. With the completion of the Phase II capacity expansion, the City will need to consider construction of a second sewer treatment plant adjacent to the existing plant or an entirely new plant in another location.

(g) The City Council now finds it necessary to coordinate Phase I and Phase II sewer treatment capacities with the number of building permits issued for residential, commercial, industrial and other development to ensure that new development does not exceed the amount of available sewer capacity. To this end, the City Council intends to adopt a Community Growth Management Program ("Growth Program") for

Phase I and by subsequent resolution for Phase II, a Sewer Allocation System which shall distribute available sewage treatment capacity between residential, commercial, industrial and other development.

(h) Further, while the City has immediate sewage treatment capacity constraints which must be addressed, the City also has short and long term General Plan goals and policies which must be implemented. To this end, the City must be able to critique and rate competing development proposals through a "Point Rating System" to ensure that only those projects which best further the goals and policies of the General Plan may use the sewage treatment capacity available.

(i) It is the purpose and intent of this General Plan to provide a policy foundation for establishing a mechanism and approach by which a steady, orderly and balanced rate of annual residential, commercial, industrial and other development growth in the City can be achieved, and advancing the housing opportunities of the region in which the City is situated, while balancing that desired growth and new housing need against the existing and projected public service, facility and protection needs of the City's residents and the existing and projected City fiscal, environmental, and public service resources and constraints, in an effort to, among other things:

(1) Protect against premature development in the absence of necessary sewage treatment capacity in Phase I and Phase II, by

ensuring that capacity is available and effectively staged, financed and allocated in a manner which will protect against the overextension of existing facilities, will allow existing services to be brought up to required and necessary standards, and will minimize, by means of long-range planning, the avoidable costs of short-sighted facility expansion;

(2) Protect against premature development in the absence of other necessary services, facilities and protections, by ensuring that those services, facilities and protections provided by the City and/or other service agencies operating in the City, can be properly and effectively staged and financed in a manner which will protect against the overextension of existing facilities, will allow existing services to be brought up to required and necessary standards, and will minimize, by means of long-range planning, the avoidable costs of short-sighted facility expansion;

(3) Provide quality housing opportunities for all economic sectors of the community and region, and provide significant incentives

to developers to include low and moderate-income housing in their developments;

- (4) Provide a proper balance between residential, commercial, industrial and other development;
- (5) Provide a proper balance between single and multi-family residential development in order to implement the residential mix goals and policies of the General Plan; and
- (6) Provide a short- and longer-range growth rate commensurate with the City's historical and projected growth needs.

(j) The regional housing needs, as defined by Government Code Section 65584, of the region in which the City is situated and the City's fair share allocation of those housing needs are addressed in the San Joaquin Council of Governments ("County COG") publication entitled "San Joaquin County Fair Share Housing Allocation 1986-90." The housing need projections contained in that publication, as well as the modification to those needs projections based on household projections prepared by the State Department of Finance, were coordinated and are set forth in the General Plan as follows:

	<u>Year 86/87</u>	<u>Year 87/88</u>	<u>Year 88/89</u>	<u>Year 89/90</u>	<u>Year 90/91</u>	<u>Year 91/92</u>	<u>Total</u>
1) County COG Fairshare	381	381	381	381	381	381	2,286
2) General Plan Projected Units	167	1,278	249	248	585	608	3,135

(k) The County COG has also projected future annual growth-rate scenarios for the City for each of the years 1985 through 2010 (presuming adequate sewer capacity). These projections are set forth in the General Plan Background Report. These annual growth-rate scenarios range from between 2% and 5%, depending upon a variety of different variables. The City Council has met and received input from various community individuals and groups regarding future annual growth rates and has determined that a longer-range average annual residential growth rate (i.e., once Phase II sewer capacity becomes available) of up to 3.9% will best serve the needs and desires of the entire community. At the same time, the City Council recognizes that the short-term growth rate for the City will be controlled by available Phase I sewer capacity.

(l) The General Plan and the Growth Program will not have a substantial adverse effect on the City's regional fair share (as determined by the County COG), and is compatible with state housing goals and regional housing needs because:

(1) The annual residential growth rate allowed by the Growth Program under Phase I Sewer Allocation coupled with the recent growth

experience of the City prior to the adoption of this Growth Program (as described in paragraphs d, e and f above), will cumulatively allow more overall residential development (housing opportunities) than that contemplated by the County COG (as evidenced by paragraph k);

(2) The annual residential growth rate allowed by the Growth Program under Phase II sewer allocation will not exceed 3.9%. As set forth above, the County COG contemplates a future growth rate for the City of Manteca of between 2% and 5%. The maximum 3.9% growth rate is on the upper end of the County COG growth projection's and exceeds the total annual housing needs projected for the City by the County COG.

(3) The Point Rating Systems to be established pursuant to the Growth Program will, pursuant to the General Plan, provide incentives to developers to include low and moderate-income housing in their development proposals.

(4) The General Plan contains goals, policies, and implementation programs for the provision of housing to meet the needs of

all income groups in Manteca. Among twenty implementation programs listed in the Housing Element of the General Plan are programs calling for awarding of density bonuses for projects containing low- and/or moderate-income housing, active pursuit of all available and appropriate state and federal funding bonuses for new construction and rehabilitation, use by the City and Redevelopment Agency of Community Development Block Grant funds and tax increment revenues to subsidize on-and off-site infrastructure improvements for lower-income housing projects, use of redevelopment powers and revenues to assemble parcels and sell land to developers of lower-income housing projects at reduced rates, in special circumstances, waiving of City development fees for housing projects affordable to lower-income households, use of techniques such as mortgage revenue bonds to develop affordable housing and activation and use of the City's Housing Authority powers. Together, the goals, policies, and implementation programs of the Housing Element of the General Plan constitute a

good faith, diligent effort to meet the housing needs of all existing and projected income groups in the City.

(m) The General Plan and Growth Program presents a reasonable balance and accommodation of the public health, safety and welfare interests advanced by growth management on the one hand, and the public health, safety and welfare interests advanced by the continued provision of safe, sanitary and affordable regional housing on the other hand, because it advances the interests listed in paragraph (i) without adversely impacting the City's regional housing obligations as evidenced by paragraphs (j), (k) and (l).

(n) To the extent the General Plan and Growth Program may be determined to reduce the housing opportunities of the region, the findings contained in paragraph (i) herein as to the public health, safety and welfare interests promoted by the adoption of the General Plan Growth Program, particularly the interests in assuring that adequate sewage capacity is available, are hereby found to justify any such reduction in the housing opportunities of the region.

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1872S/04.25.8

